



**AGENDA OF THE REGULAR SESSION  
CITY OF AUBURN PLANNING COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603**

**July 2, 2013  
6:00 PM**

**Planning Commissioners**

Matt Spokely, Chairman  
Roger Luebke  
Fred Vitas  
Nick Willick  
Lisa Worthington

**City Staff**

Will Wong, Community Development Director  
Reg Murray, Senior Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

None

**IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**V. PUBLIC HEARING**

**A. ORDINANCE AMENDMENT – EMERGENCY SHELTERS, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING (File 301.3(bb)).**

The City of Auburn proposes to amend the Auburn Municipal Code to establish the Emergency Shelter (ES) overlay zone and establish standards for permanent and temporary emergency shelters.

**B. REZONE – EMERGENCY SHELTER OVERLAY (445/455 NEVADA STREET) – FILE# RE 13-1.** The City of Auburn is proposing to apply the Emergency Shelter (ES) overlay zone to the properties at 445/455 Nevada Street. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

- C. **REZONE – EMERGENCY SHELTER OVERLAY (555/570/580 WALL STREET) – FILE# RE 13-2.** The City of Auburn is proposing to apply the Emergency Shelter (ES) overlay zone to the properties at 555/570/580 Wall Street. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

**VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings
- B. Future Planning Commission Meetings
- C. Reports

**VII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

**VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

**IX. ADJOURNMENT**

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



## CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: July 2, 2013

Prepared by: Reg Murray, Senior Planner

ITEM NO.  
V-A

**ITEM V-A: ORDINANCE AMENDMENT - EMERGENCY SHELTERS, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING (FILE 301.3(bb)).**

**REQUEST:** The City of Auburn proposes to amend the Auburn Municipal Code to establish the Emergency Shelter (ES) overlay zone and establish standards for permanent and temporary emergency shelters.

**RECOMMENDED MOTION:**

- A. Move to adopt Planning Commission **Resolution 13-10** recommending that the Auburn City Council adopt an ordinance which establishes the Emergency Shelter (ES) overlay zone as well as standards for permanent and temporary emergency shelters as presented, or as amended by the Planning Commission.

**BACKGROUND:**

In 2007, the State enacted Senate Bill 2 (SB 2) which amended California Government Code Section 65583 by requiring that jurisdictions plan for emergency shelters in the Housing Element (Element) of the General Plan. An emergency shelter is generally defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. With SB 2, jurisdictions must identify at least one zone district that can accommodate at least one year-round emergency shelter; and, emergency shelters must be allowed as a permitted use (i.e. jurisdictions cannot require a use permit or other discretionary permit).

In response to the requirements of SB 2, earlier this year the Auburn Planning Commission and the Auburn City Council considered proposed code amendments for emergency shelters. The proposed ordinance identified the Industrial (M-2) zone district as the appropriate zone district to allow emergency shelters. In addition, temporary emergency shelters would be permitted in association with institutional uses.

The Auburn Planning Commission reviewed the proposed code amendments on March 5, 2013 and recommended approval of the ordinance to City Council with several changes including, increasing occupancy at temporary shelters from 60 to 75 persons, lowering parking standards for shelters by reducing parking required of shelter occupants (i.e. from 1 per 4 participants to 1 per 10 participants), increasing separation requirements between shelters and properties in the Single-family Residential zone (from 300' to 500'), and adding a new separation requirement between emergency shelters and schools, parks, and libraries.

On April 8, 2013, the Auburn City Council considered the proposed ordinance and the changes as recommended by the Planning Commission. Following public testimony and deliberation by the Council, the City Council elected not to designate a zone district which would allow emergency shelters, but instead, decided to use the zone overlay process to address the provision of emergency shelters. The City Council identified two areas which could be appropriate for emergency shelters, one area on Nevada Street west of the Signature movie theater, and one area at the northern end of Wall Street, and directed staff to move forward with the necessary code amendments and rezone entitlements for these areas. The ordinance featuring the proposed code amendments is attached to the Planning Commission resolution (Exhibit A).

#### ANALYSIS:

Provided below is a summary of the provisions associated with the proposed code amendments:

1. **Definitions (Exhibit A; Section One)** – The proposed ordinance provides several definitions, including ones for “Emergency Shelter,” “Institutional Use,” “Supportive Housing,” and “Transitional Housing.” The ordinance also includes a revised definition for “Family” to be consistent with current law.

***FAMILY.** One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit occupying a premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. ~~FAMILY shall be deemed to include the necessary servants and may include up to 5 persons not related by blood or marriage.~~*

The definitions provided with Exhibit A remain unchanged from the code amendment that was previously reviewed by the Planning Commission on March 5<sup>th</sup>.

2. **Supportive & Transitional Housing (Exhibit A; Section Two)** – Senate Bill 2, referenced above, also mandated that local jurisdictions permit “transitional housing” and “supportive housing,” with such housing treated the same as any other residential use property (i.e. as a use permitted by right). In general, transitional housing means buildings configured as rental housing, but operated under program requirements that call for the termination of assistance and the recirculation of the unit to another eligible program recipient at some predetermined point in the future which shall be no less than six months; while supportive housing means housing with no limit on the length of stay that is occupied by a particular target population (generally, low income and disabled persons).

The code amendments considered previously by the Planning Commission on March 5<sup>th</sup> included provisions for both transitional and supportive housing (i.e. both housing types would be permitted uses in the Multi-family Residential (R-3) zone district). The provisions were forwarded to the Auburn City Council, however, the ordinance was put “on hold” by the Council while the issue of emergency shelters was being dealt with; as such, no action was taken on the code amendments for transitional housing and supportive house. The current draft ordinance (Exhibit A) again includes both transitional housing and supportive

housing; both uses would be permitted “by right” in the R-3 zone district, with no requirement for a use permit or other discretionary approval.

3. **Emergency Shelter Overlay Zone (Exhibit A; Section Three)** – Section 159.015 of the Auburn Zoning Ordinance establishes (i.e. lists) the City’s various zone districts. Section 3 of Exhibit A amends Section 159.015 by adding the Emergency Shelter (ES) overlay zone district.
4. **Emergency Shelters (Exhibit A; Section Four)** – Section Four of Exhibit A establishes the permit requirements for emergency shelters; this includes both permanent shelters and temporary shelters.

*Permanent Shelters* - Pursuant to Section 159.381(A), permanent shelters will only be allowed in association with the Emergency Shelter (ES) overlay zone. As required by SB 2, permanent shelters will be a permitted use type (i.e. allowed without the need for any additional discretionary action such as a use permit), and will be subject to the development standards identified in new Section 159.047. These development standards are consistent with the California Government Code requirements established as part of SB 2.

*Temporary Shelters* - This section also provides standards for temporary shelters (Section 159.381(B)). Provisions can be provided for temporary shelters since the proposed code amendments already permits permanent shelters by right. With this section, temporary emergency shelters would be allowed in conjunction with institutional uses (i.e. a use associated with places of worship, hospitals, educational facilities, and community service organizations). A definition for Institutional Uses is included in Section One of the ordinance.

Provisions for temporary shelters are being provided to address The Gathering Inn which currently has operations that assist the homeless throughout Placer County, including the City of Auburn (e.g. the Salvation Army on Sutter Street). The Gathering Inn collects homeless persons at various locations in the County and takes them to different temporary facilities, rotating the operations between various participating providers (e.g. they could provide for the homeless at a facility in Roseville one day and in Auburn the next day). Including temporary shelters in the code amendments insures that the City does not make an existing operation non-compliant with the new code. Staff supports this measure since the Gathering Inn has operated in Auburn for several years with little-to-no problem.

The proposed ordinance includes standards for temporary shelters which are consistent with the standards reviewed by the Commission earlier this year (Sections 159.381(B)(1, 3-5)) with one exception - the number of occupants. The original draft ordinance limited the maximum number of occupants to 60. At the March 5<sup>th</sup> hearing, the Planning Commission recommended that the maximum number of occupants increase to 75. The increase addressed The Gathering Inn’s request to house additional homeless during recognized severe weather days. During the City Council’s deliberations on May 13, 2013, Council considered limiting occupancy to no more than twenty (20), to be consistent with their proposal for permanent shelters, but ultimately decided to not identify a specific number at

this time and reconsider the issue when the emergency shelters ordinance goes back to them for review. As such, Section 159.381(B)(2) identifies the maximum number of occupants as “X.” The Planning Commission may wish to reaffirm their prior recommendation (75), consider an alternative number, or defer to the judgment of the City Council.

5. **Development Standards - Emergency Shelter Overlay Zone (Exhibit A; Section Five)** – The provisions of Senate Bill 2 allow jurisdictions to apply development standards to permanent emergency shelters, but only in specific categories. Section Five of Exhibit A will add Section 159.047 to the Auburn Municipal Code, memorializing the applicable development and management standards. Several of the standards are reviewed below; the standards are the same as those that were reviewed by the Planning Commission in March, except that several were amended by the City Council during their deliberations on May 13<sup>th</sup>.
- a. Occupancy – Permanent emergency shelters would be allowed up to twenty (20) occupants at any one time. The original draft ordinance limited occupancy to 30 individuals, and this standard was also the recommendation of the Planning Commission; however, the City Council expressed their desire to limit maximum occupancy to no more than 20 individuals.
  - b. Parking Requirements - Emergency shelters will be required to provide one parking space for each staff member plus one parking space for every ten residents at the shelter. The original draft would have required one space per four residents; however, the City Council agreed with the Planning Commission’s recommendation from March 5<sup>th</sup> and reduced the standard to one space for every 10 residents.
  - c. Management – The management standards are essentially that same as those originally reviewed by the Commission in March with two exceptions: *Item 3.a* – The City Council increased the number of on-site staff from one (1) to two (2); and, *Item 3.d* - The City Council requested an additional standard requiring that a facility maintain a list of residents, that the list be made available to the Police Department on request, and that the Police Department should be notified if management removes a resident from the facility.
  - d. Facilities – The proposed ordinance specifies that shelters provide certain minimum facilities. The list of facilities includes those originally reviewed by the Planning Commission as well as several additions recommended by the City Council. The facilities added by the City Council include: a common area for use by the occupants; laundry facilities; and a minimum of two showers.
  - e. Operations Plan – The ordinance includes a requirement that the shelter provide the City with a plan for the operation of the shelter. The standards covered by the operations plan are the same as those originally reviewed by the Planning Commission. The City Council also added Item 5.i which prohibits smoking, drinking, and non-prescription drug use at the facility.

The Planning Commission is a recommending body for this ordinance amendment. All comments and recommendations from the Commission will be forwarded to the Auburn City Council for their consideration. The tentative date for City Council review is Monday, July 22, 2013.

**ENVIRONMENTAL SUMMARY:**

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt from the provisions of CEQA per §15061(b)(3).

**EXHIBITS**

- A. Planning Commission Resolution 13-10 with attached ordinance for Emergency Shelters and Supportive & Transitional Housing

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# EXHIBIT A

## PLANNING COMMISSION RESOLUTION NO. 13-10

### ORDINANCE AMENDMENT – EMERGENCY SHELTERS, TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING (ADMIN FILE# 301.3(bb))

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of July 2, 2013, to consider a recommendation to the City Council to amend the Auburn Municipal Code to establish the Emergency Shelter (ES) overlay zone and establish standards for permanent and temporary emergency shelters.

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the July 2, 2013, meeting.
2. The draft ordinance for Emergency Shelters and Transitional & Supportive Housing (attached).
3. Staff presentation at the public hearing held on July 2, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

1. The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt from the provisions of CEQA per §15061(b)(3);
2. The Ordinance is consistent with the General Plan Housing Element; and,
3. The Ordinance is consistent with State law and is the minimum necessary to protect the health, safety and general welfare.

**Section 4.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby recommends adoption of the Statutory Exemption and recommends that the City Council approve the code amendment to establish the Emergency Shelter (ES) overlay zone and establish standards for permanent and temporary emergency shelters (attached), as carried by the following vote:

AYES:

NOES:

**ABSENT:**  
**ABSTAIN:**

**PASSED AND RECOMMENDED** this 2<sup>nd</sup> day of July, 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

ORDINANCE NO. 13 - \_\_\_\_\_

AN ORDINANCE FOR EMERGENCY SHELTERS, SUPPORTIVE HOUSING AND  
TRANSITIONAL HOUSING

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THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

- A. Whereas Chapter 633, Statutes of 2007 (SB 2) clarifies housing element law to ensure that zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act; and
- B. Whereas the City of Auburn General Plan Housing Element identifies implementation programs to promote equal housing opportunities for all persons; and
- C. Whereas the City of Auburn General Plan Housing Element includes Program N to accommodate emergency shelters and transitional and supportive housing; and,
- D. Whereas the City of Auburn desires to ensure sufficient capacity to house the City's homeless population in conformance with SB 2; and
- E. Whereas the City of Auburn desires to recognize transitional and supportive housing in conformance with SB2.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN DOES  
HEREBY ORDAIN:

Section One: Amend Section 159.001 (Definitions) of Title XV of the City of Auburn Municipal Code to revise the definition of **FAMILY** and add definitions for **EMERGENCY SHELTER**, **INSTITUTIONAL USE**, **SUPPORTIVE HOUSING** and **TRANSITIONAL HOUSING**, to read as follows:

**EMERGENCY SHELTER.** Shall have the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

**FAMILY.** One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

**INSTITUTIONAL USE.** Shall include premises associated with, but not limited to, places of worship, hospitals, educational facilities, and community service organizations.

**SUPPORTIVE HOUSING.** Shall have the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

**TRANSITIONAL HOUSING.** Shall have the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Section Two: Amend Section 159.032 (Medium Density Multiple-family Residential District (R-3) of Title XV of the City of Auburn Municipal Code by adding the following permitted uses:

- (A)(4) Supportive Housing
- (A)(5) Transitional Housing

Section Three: Amend Title XV, Section 159.015 (Established) of the City of Auburn Municipal Code to read as follows:

- (Z) Combining District (-P);
- (AA) Central Business –A District (C-2A); and
- (BB) Emergency Shelter overlay (ES)

Section Four: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Sections 159.380 and 159.381 (Emergency Shelters) as follows:

### **EMERGENCY SHELTERS**

#### **159.380 PURPOSE.**

The provisions of this subchapter are adopted to provide regulations which encourage and facilitate the operation of, development of, or conversion to, emergency shelters in accordance with state law and the city's adopted housing element.

#### **159.381 PERMIT REQUIREMENTS**

- (A) Permanent emergency shelters shall be a permitted use in the Emergency Shelter (ES) overlay zone district and subject to the development standards identified in Section 159.047.
- (B) Temporary emergency shelters are permitted as part of an institutional use subject to the following:
  - 1. Temporary emergency shelters shall conform to the development standards identified in Section 159.047, except as modified below.
  - 2. The maximum number of occupants shall not exceed (X).
  - 3. Temporary emergency shelters are not subject to any distance separation requirements.
  - 4. Emergency shelters shall not operate at the same premises more than four (4) nights per week.
  - 5. The shelter shall not operate more than 12 hours per day.

Section Five: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Section 159.047 (Emergency Shelter Overlay (ES)) as follows:

**159.047      EMERGENCY SHELTER (ES) OVERLAY.**

(A) **Development Standards.** Emergency Shelters shall comply with the following:

1. **Occupancy.** The maximum number of occupants to be served shall not exceed twenty (20).
2. **Parking Requirements.** Emergency shelters shall provide one parking space for every staff member present plus one parking space for every ten (10) residents.
3. **Management.** The following management standards shall apply:
  - a. On-site management shall be provided by at least two (2) emergency shelter staff member at all times while clients are present at the shelter.
  - b. Security personnel shall be provided on-site during hours of operation.
  - c. Hours of Operation. Shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.
  - d. Management shall maintain an active list of names of all occupants at the shelter. The list shall be provided to the Police Department upon request. Management shall notify the Police Department if they remove an occupant from the shelter.
4. **Facilities.** Shelters shall be situated in permanent premises and shall provide the following facilities:
  - a. An intake/waiting area shall be provided so that clients are not required to wait on sidewalks or any other public rights-of-way.
  - b. Common area for the use of clients.
  - c. Laundry facilities.
  - d. Shower facilities – provide a minimum of two (2) showers.
  - e. Secure areas shall be provided for personal property.
  - f. Adequate interior and exterior lighting shall be provided.
  - g. Telephones shall be provided for use by clients.
5. **Operations Plan.** An operations plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall be submitted to and approved by the Community Development Department and Police Department prior to operation of the emergency shelter. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, the plan shall include:
  - a. A floor plan demonstrating compliance with the physical standards of this chapter.

- b. Security and safety. Address both on- and off-site needs, including provisions to insure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
  - c. Loitering/noise control. Include specific measures regarding operation controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided.
  - d. Management of outdoor areas. Include a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.
  - e. Staff training. Insure adequate knowledge and skills to assist clients in obtaining permanent shelter.
  - f. Communication and outreach. Provide objectives to maintain effective, ongoing communication and response to operation issues which may arise within the neighborhood as may be identified by the general public or City staff.
  - g. Adequate and effective screening. Identify the admittance eligibility of clients.
  - h. Litter control. Provide for the regular daily removal of litter attributable to clients within the vicinity of the facility.
  - i. Smoking/drinking/drugs. Smoking, drinking, and the taking of (non-prescription) drugs shall be prohibited on the premises. The operations plan shall include specific measures addressing these restrictions.
  - j. The names and contact information of all responsible parties.
- 6. Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
  - 7. The facility shall comply with all applicable state and local housing, building, and fire code requirements.
  - 8. The facility shall comply with all applicable state and local licensing as required for any program incidental to the emergency shelter.

Section Six: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Seven: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code Section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

Section Eight: If any part of this Ordinance is held to be invalid, such invalidity shall not affect any other provision which reasonably can be given effect without regard to the invalid provision and, to that end, the provisions of this Ordinance are hereby declared to be severable.

DATED: \_\_\_\_\_, 2013

\_\_\_\_\_  
Kevin Hanley, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing ordinance was duly passed at a regular session meeting of the City Council of the City of Auburn held on the \_\_\_\_\_ day of \_\_\_\_\_ 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk



## CITY OF AUBURN

Planning Commission – Staff Report  
Meeting Date: July 2, 2013

Prepared by: Reg Murray, Senior Planner

ITEM NO.  
V-B

**ITEM V-B: REZONE – EMERGENCY SHELTER OVERLAY (445/455 NEVADA STREET) – FILE# RE 13-1.**

**REQUEST:** The City of Auburn is proposing to apply the Emergency Shelter (ES) overlay zone to the properties at 445/455 Nevada Street (APN: 038-150-(002, 006, 007) and 038-250-014). With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

**RECOMMENDED MOTION:**

Move to adopt Planning Commission **Resolution 13-11** recommending that the Auburn City Council adopt the Initial Study and Negative Declaration prepared for this project in accordance with the California Environmental Quality Act (CEQA), and approve a Rezone request to apply the Emergency Shelter overlay zone to the properties at 445/455 Nevada Street (APN: 038-150-(002, 006, 007) and 038-250-014) as presented, or as amended by the Planning Commission.

**BACKGROUND:**

**Applicant:** City of Auburn

**Owner(s):** Lot 1: Placer Investors Inc.; 1584 Lincoln Way; Auburn, CA 95603  
Lot 2: Basilio Procissi Trustee; 215 Marshal Way; Auburn, CA 95603  
Lot 3: Basilio Procissi Trustee; 215 Marshal Way; Auburn, CA 95603  
Lot 4: Placer Investors Inc.; 1584 Lincoln Way; Auburn, CA 95603

**Location & Assessor's Parcel Number (Attachments 1 & 2):**

Lot 1: 455 Nevada Street; 038-150-002  
Lot 2: 445 Nevada Street; 038-150-006  
Lot 3: 445 Nevada Street; 038-150-007  
Lot 4: 038-250-014

**Lot Size:** Lot 1: 24.4 acres                      Lot 3: 0.09 acres  
Lot 2: 1.04 acres                              Lot 4: 7.4 acres

**Site Zoning Designation (Attachment 3):**

Lot 1: Single-family Residential (R-1); Mixed Use Zone 5 (Medium Density Multiple-family Residential (R-3) & Neighborhood Commercial (C-1))  
Lot 2: Single-family Residential (R-1)  
Lot 3: Single-family Residential (R-1)  
Lot 4: Single-family Residential (R-1); Mixed Use Zone 5 (Medium Density Multiple-family Residential (R-3) & Neighborhood Commercial (C-1))

Site General Plan Designation:

- Lot 1: Urban Low Density Residential (ULDR) and Mixed Use (MU)
- Lot 2: Urban Low Density Residential (ULDR)
- Lot 3: Urban Low Density Residential (ULDR)
- Lot 4: Urban Low Density Residential (ULDR) and Mixed Use (MU)

Site Land Use:

- Lot 1: Vacant
- Lot 2: Residence
- Lot 3: Vacant
- Lot 4: Vacant

Surrounding Zone Districts:

- North: Placer County – General Commercial w/ design review (C2-Dc)
- East: Central Business District (C-2) commercial
- South: Medium Density Multiple-family Residential (R-3)
- West: Single-family Residential (R-1)

Surrounding Land Uses:

- North: Retail
- East: Autobody shop; transitional housing; vacant commercial; movie-theater; and office/commercial center
- South: Palm Terrace apartments
- West: PG&E irrigation bypass; vacant residential

**HISTORY:**

In 2007, the State enacted Senate Bill 2 (SB 2) which amended California Government Code Section 65583 by requiring that jurisdictions plan for emergency shelters in the Housing Element (Element) of the General Plan. An emergency shelter is generally defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. With SB 2, jurisdictions must identify at least one zone district that can accommodate at least one year-round emergency shelter; and, emergency shelters must be allowed as a permitted use (i.e. jurisdictions cannot require a use permit or other discretionary permit).

On April 8, 2013 and May 13, 2013, the Auburn City Council considered proposed ordinance amendments to identify a zone district for emergency shelters. Following public testimony and deliberation by the Council, the City Council elected not to designate a zone district; but instead, decided to use the zone overlay process to designate specific areas where emergency shelters would be considered a permitted use. On May 13<sup>th</sup>, Council directed staff to amendment to the Auburn Municipal Code (AMC) to establish the Emergency Shelter (ES) overlay zone. At the same time, Council identified two areas where the ES overlay could be applied; one area is at the northern end of Wall Street while the second area is on Nevada Street west of the Signature movie theater. This Rezone entitlement is required to implement the ES overlay on the Nevada Street properties (Attachment 1).

## ANALYSIS:

The proposal (Exhibit A) would apply the Emergency Shelter (ES) overlay zone to the properties at 445/455 Nevada Street. The four lots in question are vacant, undeveloped lots with the exception of one single-family residence at 445 Nevada Street.

The properties in question have multiple zone designations (Attachment 3) including Single-family Residential (R-1) and Mixed-Use Zone #5 that includes the Medium Density Multiple-family Residential (R-3) and Neighborhood Commercial (C-1) zone districts. Typical uses permitted in each of the existing zones include:

- R-1 zone: Single-family residential units
- R-3 zone: Single-family, two-family, and multi-family residential units
- C-1 zone: Lower-intensity commercial uses such as retail, office, restaurant, and services

The proposed Rezone maintains the existing zone designations noted above and adds the ES overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right (i.e. no use permit would be required), in addition to all other existing uses permitted by the underlying zone(s).

The City is currently processing the enabling ordinance for the Emergency Shelter (ES) overlay zone concurrent with this Rezone entitlement. All emergency shelters permitted by the ES overlay zone will be subject to the development standards in Section 159.047 of the new code. The code amendments provided with the draft ordinance (Attachment 4) are consistent with the California Government Code requirements allowed by SB 2 and include the following:

1. Occupancy – Maximum occupancy in a permanent shelter will be twenty (20) individuals.
2. Parking - Shelters must provide parking for each staff member and every 10 occupants.
3. Management – Standards are included for shelter management, including a minimum of two staff members at all times; security personnel; and, coordination with the Police Department regarding the names of persons residing at the shelter.
4. Facilities – Shelters will be required to provide certain minimum facilities including common areas for use by the occupants; secure storage facilities; laundry facilities; and at least two showers.
5. Operations Plan – Shelters will prepare and maintain an operations plan which address issues such as security, safety, noise control, admission and discharge procedures, training, communication, and the prohibition of smoking, drinking, and non-prescription drug use.

The standards summarized above, and detailed with the new code amendments, are consistent with the California Government Code provisions detailed with SB 2, which insures the safe, effective, and efficient operation of each emergency shelter and compatibility with the designated sites.

The Nevada Street project area offers potential sites that have compatible zoning (R-3 and C-1) and are large enough to support an emergency shelter (e.g. ±33 acres total). The surrounding properties on the Nevada Street corridor also include compatible uses with retail/commercial and

offices to the North and East, and multi-family residential (apartments) to the South. The project area is located close to services for the homeless (e.g. retail on Highway 49 such as a grocery store) and is located near the City's transit system and on the Placer County transit route. Since the 1993 General Plan, the Nevada Street area has undergone a change in character, transitioning to a secondary commercial corridor that parallels Highway 49. The City's vision for the future of the area includes the continued growth of this area. Proximity to this commercial area and related transit opportunities compliments the future needs of the residents who would be making use of an emergency shelter in the project area.

Based on consistency with the project area and surrounding zoning, proximity to services and transit, and with the incorporation of the City's development standards for emergency shelters, staff supports approval of the emergency shelter overlay for the Nevada Street project area as shown with Exhibit A.

The Planning Commission is a recommending body for this Rezone. All comments and recommendations from the Commission will be forwarded to the Auburn City Council for their consideration.

*Other* – In response to the public notice for this proposal, the City received one letter prior to the release of this report. The letter is from one of the property owners, Bud Procissi, expressing opposition to the Rezone proposal (see Attachment 5).

#### **ENVIRONMENTAL SUMMARY:**

The Auburn Community Development Department prepared an Initial Study and Negative Declaration for public review (Exhibit B) in accordance with the California Environmental Quality Act (CEQA). A copy of the Negative Declaration was posted for a 20-day review period starting June 13, 2013. Staff received no public comments regarding the Negative Declaration prior to the release of this report.

#### **ATTACHMENTS**

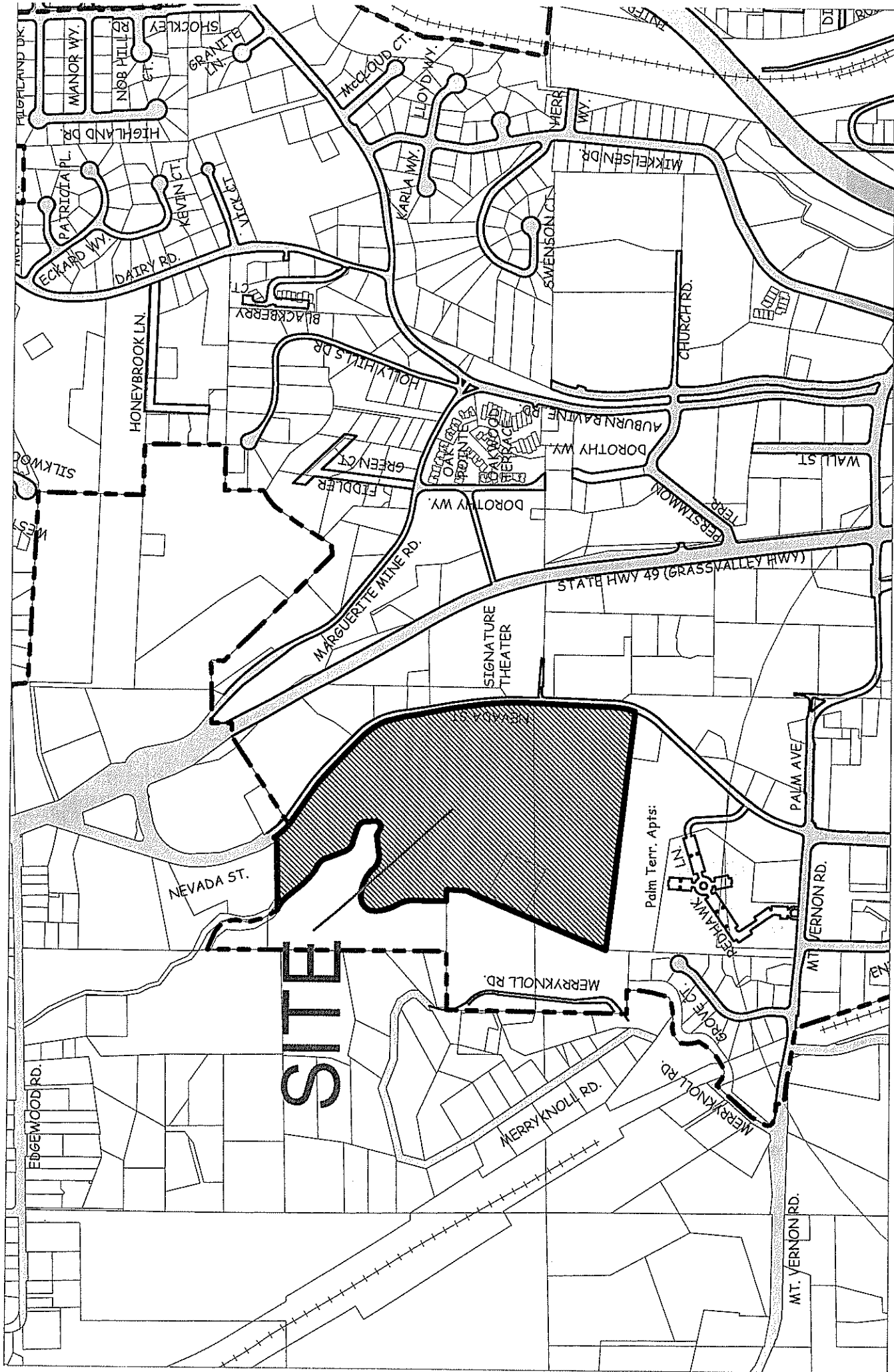
1. Vicinity Map
2. Aerial Photo with Lots Numbered
3. Existing Zoning Map
4. Draft Emergency Shelter Ordinance
5. Letter from Basilio "Bud" Procissi received June 25, 2013

#### **EXHIBITS**

- A. Planning Commission Resolution 13-11 - Nevada Street Emergency Shelter Overlay Zone
- B. Initial Study and Negative Declaration

P:/Ordinance Amendments/Emergency Shelters/Emergency Shelter Overlay/Emergency Shelter Overlay Nevada St.pcreport1

# Nevada Street Overlay Rezone - Vicinity Map

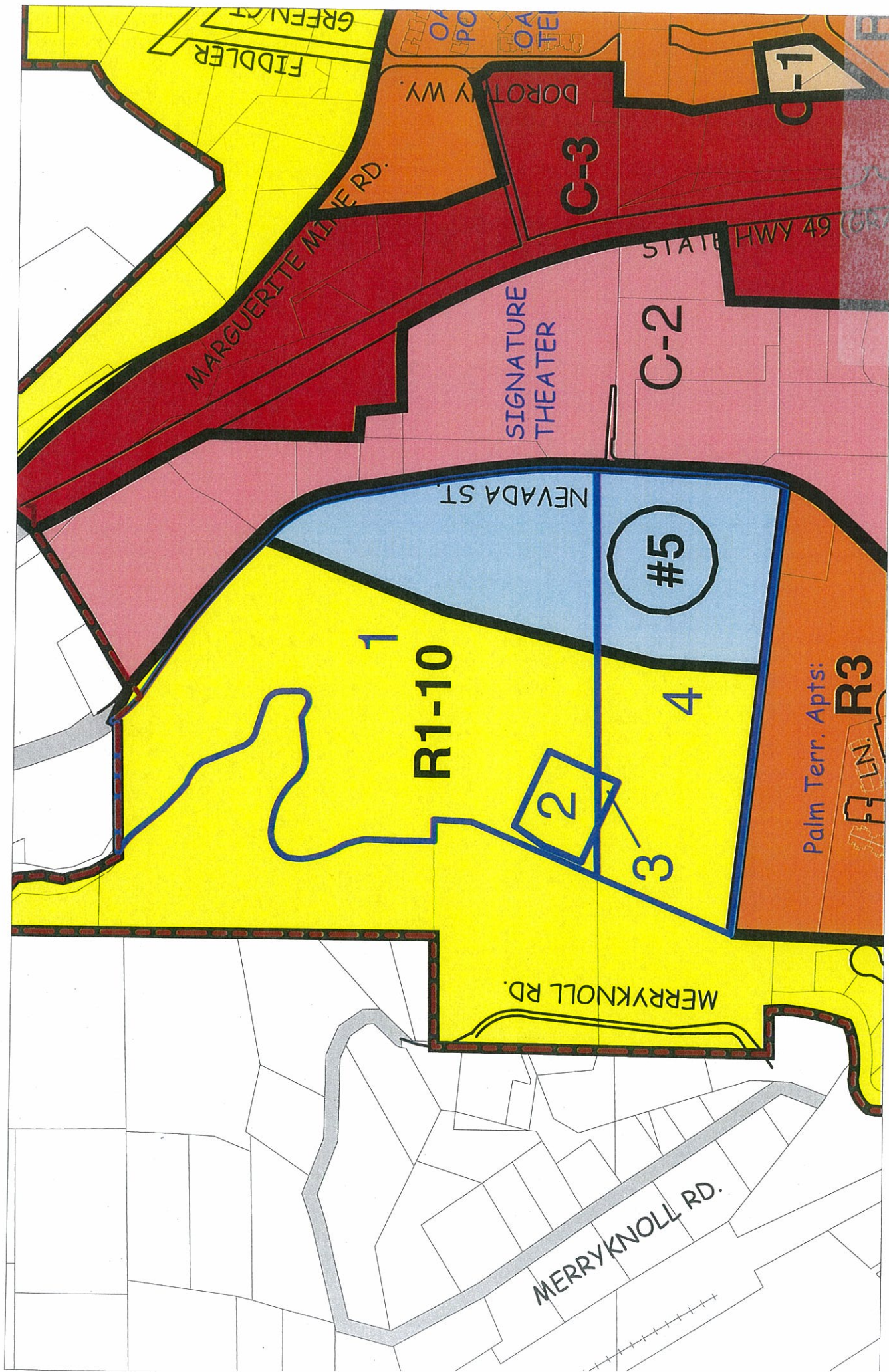


# VICINITY MAP

## NEVADA STREET EMERGENCY OVERLAY ZONE PROJECT AREA



# Nevada Street - Existing Zoning



## ORDINANCE NO. 13 - \_\_\_\_\_

AN ORDINANCE FOR EMERGENCY SHELTERS, SUPPORTIVE HOUSING AND  
TRANSITIONAL HOUSING

## THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

- A. Whereas Chapter 633, Statutes of 2007 (SB 2) clarifies housing element law to ensure that zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act; and
- B. Whereas the City of Auburn General Plan Housing Element identifies implementation programs to promote equal housing opportunities for all persons; and
- C. Whereas the City of Auburn General Plan Housing Element includes Program N to accommodate emergency shelters and transitional and supportive housing; and,
- D. Whereas the City of Auburn desires to ensure sufficient capacity to house the City's homeless population in conformance with SB 2; and
- E. Whereas the City of Auburn desires to recognize transitional and supportive housing in conformance with SB2.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN DOES  
HEREBY ORDAIN:

Section One: Amend Section 159.001 (Definitions) of Title XV of the City of Auburn Municipal Code to revise the definition of *FAMILY* and add definitions for *EMERGENCY SHELTER*, *INSTITUTIONAL USE*, *SUPPORTIVE HOUSING* and *TRANSITIONAL HOUSING*, to read as follows:

***EMERGENCY SHELTER.*** Shall have the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

***FAMILY.*** One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

***INSTITUTIONAL USE.*** Shall include premises associated with, but not limited to, places of worship, hospitals, educational facilities, and community service organizations.

***SUPPORTIVE HOUSING.*** Shall have the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

***TRANSITIONAL HOUSING.*** Shall have the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Section Two: Amend Section 159.032 (Medium Density Multiple-family Residential District (R-3) of Title XV of the City of Auburn Municipal Code by adding the following permitted uses:

- (A)(4) Supportive Housing
- (A)(5) Transitional Housing

Section Three: Amend Title XV, Section 159.015 (Established) of the City of Auburn Municipal Code to read as follows:

- (Z) Combining District (-P);
- (AA) Central Business –A District (C-2A); and
- (BB) Emergency Shelter overlay (ES)

Section Four: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Sections 159.380 and 159.381 (Emergency Shelters) as follows:

### **EMERGENCY SHELTERS**

#### **159.380 PURPOSE.**

The provisions of this subchapter are adopted to provide regulations which encourage and facilitate the operation of, development of, or conversion to, emergency shelters in accordance with state law and the city's adopted housing element.

#### **159.381 PERMIT REQUIREMENTS**

(A) Permanent emergency shelters shall be a permitted use in the Emergency Shelter (ES) overlay zone district and subject to the development standards identified in Section 159.047.

(B) Temporary emergency shelters are permitted as part of an institutional use subject to the following:

1. Temporary emergency shelters shall conform to the development standards identified in Section 159.047, except as modified below.
2. The maximum number of occupants shall not exceed (X).
3. Temporary emergency shelters are not subject to any distance separation requirements.
4. Emergency shelters shall not operate at the same premises more than four (4) nights per week.
5. The shelter shall not operate more than 12 hours per day.

Section Five: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Section 159.047 (Emergency Shelter Overlay (ES)) as follows:

**159.047      EMERGENCY SHELTER (ES) OVERLAY.**

**(A) Development Standards.** Emergency Shelters shall comply with the following:

1. **Occupancy.** The maximum number of occupants to be served shall not exceed twenty (20).
2. **Parking Requirements.** Emergency shelters shall provide one parking space for every staff member present plus one parking space for every ten (10) residents.
3. **Management.** The following management standards shall apply:
  - a. On-site management shall be provided by at least two (2) emergency shelter staff member at all times while clients are present at the shelter.
  - b. Security personnel shall be provided on-site during hours of operation.
  - c. Hours of Operation. Shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.
  - d. Management shall maintain an active list of names of all occupants at the shelter. The list shall be provided to the Police Department upon request. Management shall notify the Police Department if they remove an occupant from the shelter.
4. **Facilities.** Shelters shall be situated in permanent premises and shall provide the following facilities:
  - a. An intake/waiting area shall be provided so that clients are not required to wait on sidewalks or any other public rights-of-way.
  - b. Common area for the use of clients.
  - c. Laundry facilities.
  - d. Shower facilities – provide a minimum of two (2) showers.
  - e. Secure areas shall be provided for personal property.
  - f. Adequate interior and exterior lighting shall be provided.
  - g. Telephones shall be provided for use by clients.
5. **Operations Plan.** An operations plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall be submitted to and approved by the Community Development Department and Police Department prior to operation of the emergency shelter. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, the plan shall include:
  - a. A floor plan demonstrating compliance with the physical standards of this chapter.

- b. Security and safety. Address both on- and off-site needs, including provisions to insure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
  - c. Loitering/noise control. Include specific measures regarding operation controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided.
  - d. Management of outdoor areas. Include a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.
  - e. Staff training. Insure adequate knowledge and skills to assist clients in obtaining permanent shelter.
  - f. Communication and outreach. Provide objectives to maintain effective, ongoing communication and response to operation issues which may arise within the neighborhood as may be identified by the general public or City staff.
  - g. Adequate and effective screening. Identify the admittance eligibility of clients.
  - h. Litter control. Provide for the regular daily removal of litter attributable to clients within the vicinity of the facility.
  - i. Smoking/drinking/drugs. Smoking, drinking, and the taking of (non-prescription) drugs shall be prohibited on the premises. The operations plan shall include specific measures addressing these restrictions.
  - j. The names and contact information of all responsible parties.
6. Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
  7. The facility shall comply with all applicable state and local housing, building, and fire code requirements.
  8. The facility shall comply with all applicable state and local licensing as required for any program incidental to the emergency shelter.

Section Six: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Seven: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code Section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

Section Eight: If any part of this Ordinance is held to be invalid, such invalidity shall not affect any other provision which reasonably can be given effect without regard to the invalid provision and, to that end, the provisions of this Ordinance are hereby declared to be severable.

DATED: \_\_\_\_\_, 2013

\_\_\_\_\_  
Kevin Hanley, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing ordinance was duly passed at a regular session meeting of the City Council of the City of Auburn held on the \_\_\_\_\_ day of \_\_\_\_\_ 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk

Placer Investors, Inc  
215 Marshall Way  
Auburn, CA 95683  
Phone 530-885-8243  
June 25, 2013

City of Auburn  
1225 Lincoln Way  
Auburn, CA 95603

RECEIVED

JUN 25 2013

COMMUNITY DEVELOPMENT  
CITY OF AUBURN

455 NEVADA ST  
APNs: 038-150 (102,006,007)  
AND 038-250-014  
EMERGENCY SHELTER OVERLAY  
ZONE  
NOTICE OF PUBLIC HEARING  
JULY 2, 2013 - 6 P.M.

We as shareholders of Placer Investors, Inc. want to place on record with the City of Auburn that we protest and are 100% against a Rezone request that would apply the Emergency Shelter (ES) overlay zone, permanent emergency shelters for the homeless should not be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone (S).

The four joining parcels of vacant land at 455 Nevada St. consisting of about 32 acres are very scarce within the city of Auburn. None or any part of it should be rezoned at this time.

We are not against a shelter. There should be other parcels, developed and undeveloped, that could qualify for that purpose. We hope the City of Auburn will keep in mind that the subject property should be used for projects that would be beneficial for the City.

Thank you for your consideration and cooperation.

Sincerely yours

Basilio Proclissi  
BASILIO PROCLISSI, PRESIDENT

ATTACHMENT 5

**PLANNING COMMISSION RESOLUTION NO. 13-11**

**REZONE – NEVADA STREET EMERGENCY SHELTER OVERLAY  
(FILE RE 13-01)**

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of July 2, 2013, to consider a recommendation to the City Council to Rezone the properties at 445/455 Nevada Street to include the Emergency Shelter (ES) overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties (APN: 038-150-(002, 006, 007) and 038-250-014) as a use permitted by right, subject to the City's development standards, in addition to all other existing uses permitted by the underlying zone(s).

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the July 2, 2013, meeting.
2. The Rezone exhibit (attached) illustrating that the ES overlay zone applies to the properties at 455/455 Nevada Street (APN: 038-150-(002, 006, 007) and 038-250-014)).
3. The Initial Study and Negative Declaration prepared for the Rezone entitlement.
4. Staff presentation at the public hearing held on July 2, 2013.
5. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.
7. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

The findings of fact for the Negative Declaration are:

1. The Planning Commission, on the basis of the whole record before it (including the initial study and any comments received) finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the lead agency's independent judgment and analysis.
2. All documents and materials relating to the proceedings for the project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

**Section 4.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby recommends adoption of the Negative Declaration and recommends that the City Council approve the Rezone for

the properties at 555/570/580 Wall Street to include the Emergency Shelter (ES) overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties (APN: 001-012-(006, 037, and 057; attached)) as a use permitted by right, subject to the City's development standards, in addition to all other existing uses permitted by the underlying zone(s), as carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

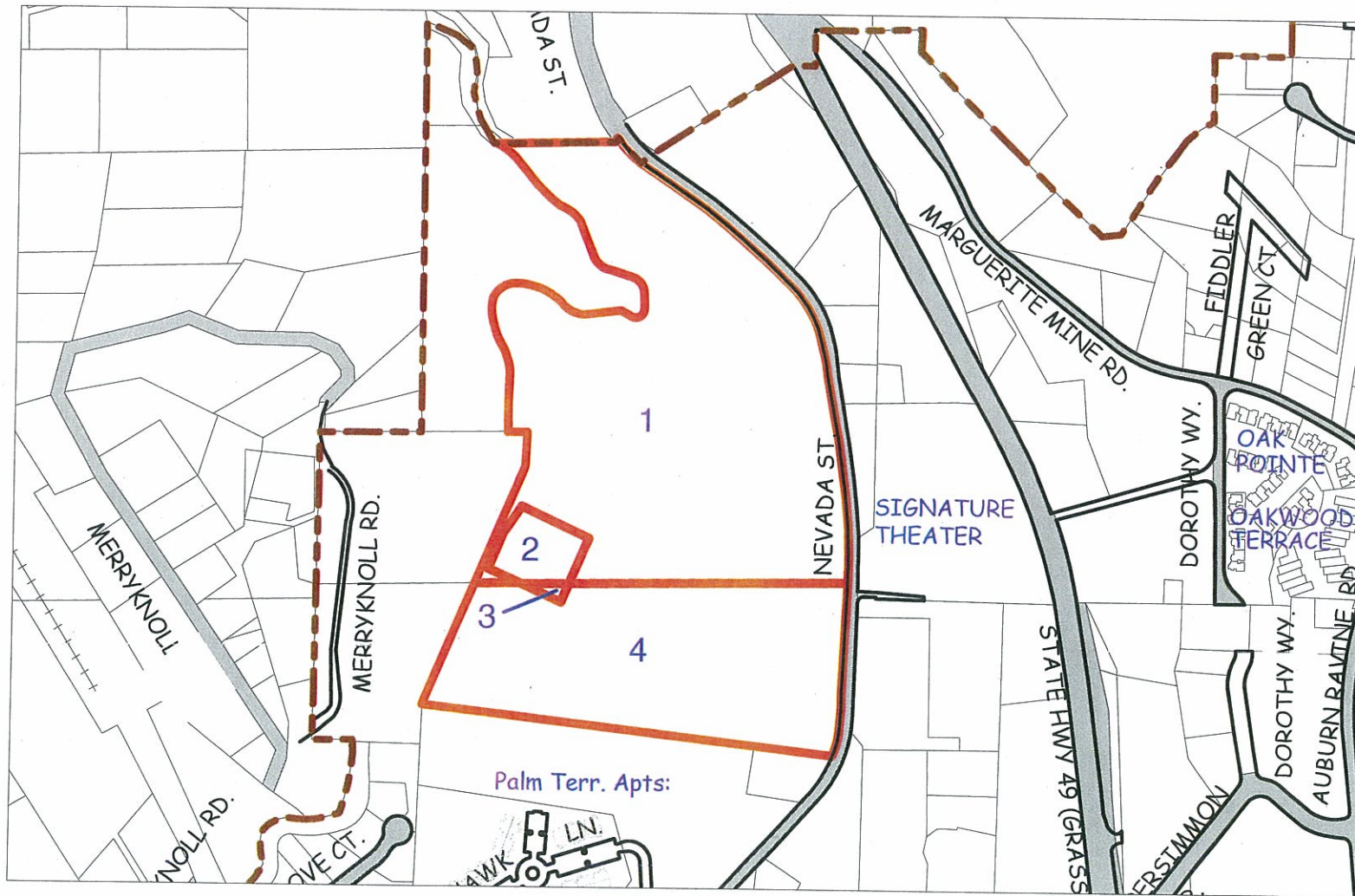
**ABSTAIN:**

**PASSED AND RECOMMENDED** this 2<sup>nd</sup> day of July, 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

# Nevada Street Emergency Shelter Overlay





## CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

EXHIBIT B

### NOTICE OF INTENT NEGATIVE DECLARATION

**Project:** Emergency Shelter Overlay Rezone – Nevada Street (455 Nevada Street)  
Emergency shelter Overlay Rezone – Wall Street (555/570/580 Wall Street)

**File No.:** RE 13-01 (Nevada Street)  
RE 13-02 (Wall Street)

**Applicant:** City of Auburn

**Description of Project:** The City of Auburn is proposing to Rezone two project areas to include the Emergency Shelter (ES) Overlay zone. The Emergency Shelter Overlay Zone is a combining zone that will be applied to all of the properties in the project areas (described above). The ES overlay zone will allow emergency shelters as a use permitted by right, without the necessity of a discretionary use permit. The addition of this use type will be in addition to all other existing used permitted by the underlying zone(s). The Emergency Shelter Overlay zone defines an Emergency Shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less and includes standards as permitted by the California Government Code, including but not limited to, occupancy (maximum of twenty (20) persons), parking, on-site management standards, and facility services (e.g. common area, laundry, showers, storage, and telephones).

**Project Location:** 455 Nevada Street and 555/570/580 Wall Street


**Assessor's Parcel Number:** Nevada Street (038-150-(002, 006, 007) and 038-250-014))  
Wall Street (001-012-(006, 037, and 057))

**Statement:** A review of the information submitted and additional investigation by the Community Development Department indicates that this project WILL NOT have a significant adverse impact on the environment as detailed in the Initial Study.

**Review Period:** 6/13/13-7/2/13

**Public Hearing Date:** The public hearing for this project is tentatively scheduled for review by the Auburn Planning Commission on Tuesday, July 2, 2013 at 6:00 p.m. in the Auburn City Council chambers, 1225 Lincoln Way, Auburn, CA 95603.

**Document Availability:** Copies of the proposed Negative Declaration are available for review at, and comments can be submitted to, the Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

  
Reviewer: Reg Murray, Senior Planner  
Auburn Community Development Department

6/13/13  
Date



**CITY OF AUBURN  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Initial Study**

**Emergency Shelter Overlay Rezones**

**455 NEVADA STREET  
(File RE 13-01)**

**555/570/580 WALL STREET  
(File RE 13-02)**

**June 13, 2013**

**City of Auburn**  
**Emergency Shelter Overlay Rezones**

**455 Nevada Street - File RE 13-01**  
**555/570/580 Wall Street - File RE 13-02**

**Background:**

In 2007, the State enacted Senate Bill 2 (SB 2) which amended California Government Code Section 65583 to require that jurisdictions (i.e. Cities and Counties) plan for and accommodate emergency shelters by right, without the necessity of a discretionary permit. An emergency shelter is generally defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. SB 2 requires that jurisdictions must identify at least one zone district that can accommodate at least one year-round emergency shelter; and, emergency shelters shall be allowed as a permitted use (i.e. jurisdictions cannot require a use permit or other discretionary permit). One acceptable alternative to the selection of a zone district is the ability to designate locations for emergency shelters through the use of an overlay zone.

On Monday, May 13, 2013 the City of Auburn City Council met to consider options for allowing emergency shelters in conformance with SB 2. The Auburn City Council decided to allow emergency shelters through the use of an Emergency Shelter (ES) overlay zone instead of by zone district. The City Council identified two general areas, one on Nevada Street and one on Wall Street, where the ES overlay zone would be applied (noted above). The Nevada Street location includes four parcels while the Wall Street location includes three parcels (described below).

**Initial Study:**

The City of Auburn prepared this Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study). This initial study assesses the potential environmental impacts associated with the two Rezone proposals noted above that would add the Emergency Shelter (ES) Overlay zone designation to the existing zoning at the two locations described herein.

The ES Overlay zone would add emergency shelters as a use permitted by right (i.e. without the necessity of a discretionary use permit), subject to the requirements of *Sections 159.047 et. seq.* and *159.380 et. seq.* of the Auburn Municipal Code (AMC), in addition to all other existing uses permitted by the underlying zone(s) at each location.

The analysis provided herein is only associated with the addition of the emergency shelter use type associated with the Emergency Shelter Overlay zone; and, is not associated with any specific development request. Any subsequent requests for emergency shelters requiring new construction would necessitate separate entitlements (e.g. Design Review) and would have their own separate environmental review.

**Public Review:**

This Initial Study/Mitigated Negative Declaration will be circulated for a **20-day** public review commencing **June 13, 2013**. Copies of this Initial Study and cited References may be obtained at the City of Auburn Community Development Department at the address noted below. Written comments on this Initial Study/Negative Declaration may also be addressed as noted below:

**Project title:** Emergency Shelter Overlay Rezones (Files RE 13-01; RE 13-02)

**Lead agency name and address:**

City of Auburn Community Development Department  
1225 Lincoln Way, Room 3  
Auburn, CA 95603

**Contact person, phone number, and e-mail:**

Reg Murray, Senior Planner  
1225 Lincoln Way, Room 3  
Auburn, CA 95603  
530-823-4211 x 140  
[rmurray@auburn.ca.gov](mailto:rmurray@auburn.ca.gov)

**Project location(s):**

The Emergency Shelter Overlay Zone is proposed for two locations in the City of Auburn:

*Nevada Street (File RE 13-01):* The Nevada Street site consists of four properties totaling approximately ±35 acres (**Attachments 1 & 3**). The subject properties are generally located at 455 Nevada Street, immediately west of the Signature Theater (APNS: 038-150-(002, 006, 007) and 038-250-014).

*Wall Street (File RE 13-02):* The Wall Street site consists of three parcels totaling approximately ±3.78 acres (**Attachment 2 & 3**). The subject properties are located at 555, 570 and 580 Wall Street, north of the Wall Street/Palm Avenue intersection (APNS: 001-012-(006, 037 and 057)).

**Project sponsor's name and address:**

City of Auburn, Community Development Department  
1225 Lincoln Way, Room 3  
Auburn, CA 95603

**General Plan and Zoning designations – Nevada Street:**

*General Plan Land Use Designations:* The land use designations for the project site include Urban Low Density Residential (ULDR) and Mixed Use (MU). The Urban Low Density

Residential allows single family dwellings and accessory buildings up to a density of four dwelling units per acre. The Mixed Use designation allows for combination of commercial uses and higher density residential uses. Land use designations for the adjacent properties include:

North: Commercial (COMM)  
East: MU  
South: High Density Residential  
West: ULDR

*Zoning Designation:* Three zone districts are applicable to the project area (Attachment 1), including the Single-family Residential (R-1) zone, the Medium Density Multiple-family Residential (R-3) zone, and the Neighborhood Commercial (C-1) zone. The R-1 zone primarily allows for single-family residential uses; the R-3 zone allows for a variety of residential uses including high density multiple family development (e.g. apartments; condominiums); and the C-1 zone allows for a variety of lower intensity commercial uses. Zoning for the adjacent properties include:

North: Placer County – General Commercial w/ design review (C2-Dc)  
East: Central Business District (C-2) commercial  
South: R-3  
West: R-1

*Surrounding Land Uses:* The project site is vacant except for one single family dwelling. Land use on adjacent properties includes:

North: Retail  
East: Autobody shop; transitional housing; vacant commercial; movie theater; and office/commercial center  
South: Palm Terrace apartments  
West: PG&E irrigation bypass; vacant residential

#### **General Plan and Zoning designations – Wall Street:**

*General Plan Land Use Designations:* The General Plan Land Use designation for the subject Wall Street properties is split between Commercial (COMM) and High Density Residential (HDR). The Commercial designation allows for a full range of commercial uses including neighborhood community and regional commercial as well as apartments and rental housing. The High Density Residential allows an array of residential uses up to 15 units per acre. Land use designations for the adjacent properties include:

North: HDR  
East: COMM  
South: COMM  
West: COMM

*Zoning Designation:* Two zone districts apply to the project area (Attachment 2), including the Regional Commercial (C-3) and Multiple-Family (R-3) zone districts. The C-3 zone allows a wide variety of commercial, retail, and office uses; while the R-3 zone allows for a variety of residential uses including high density multiple family development (e.g. apartments; condominiums).

North: R-3  
East: C-1  
South: C-3  
West: C-3

*Surrounding Land Uses:* The 555 Wall Street address contains a vacant auto repair shop, while the properties at 570 and 580 Wall Street are vacant, undeveloped lots.

North: Multiple-family apartments  
East: Multi-family senior apartments; offices  
South: Commercial and office  
West: Commercial

### **Environmental Setting – Nevada Street**

The Nevada Street site is located in the northwestern fringe of the Auburn City limits on Nevada Street, northwest of the intersection with Palm Avenue and State Route 49 (Attachment 1). The four lots comprising the site are largely undeveloped with the exception of one single-family residence at 455 Nevada Street. The site consists of gently rolling topography with a small number of trees and grasses.

*Aesthetics:* Views west of the site consist of a PG&E irrigation pond and vacant residential property within the City Limits, and low-density single-family development in the unincorporated portions of Placer County. A movie theatre (Century Theatre) can be viewed to the east along with an office park and church. There are no scenic vistas in the project vicinity.

*Air Quality:* The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a severe non-attainment area for federal standards for ozone. Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards (CARB 2006).

*Biological Resources:* A biological resources survey has not been prepared for the project, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Cultural Resources:* A cultural resources study has not been prepared for the project, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. Based on prior site disturbance, no significant resources are anticipated on the site.

*Circulation:* The project area has access to Nevada Street, which is a two lane arterial that runs north/south connecting to Hwy 49 to the North and Interstate 80 to the South.

*Geology and Soils:* A geotechnical report has not been prepared for the project site, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. There are no Alquist-Priolo mapped earthquake fault zones within the project area. The Cleveland Hills Fault, located approximately 36 miles northwest of Auburn, is the nearest known active fault.

*Hazards and Hazardous Materials:* A preliminary search of available environmental records on the Placer County Environmental Health web-site indicated that the project site is not listed in any database of hazardous materials sites. Hazardous materials in the vicinity of the project site would include products commonly used for household maintenance and cleaning and those commonly used for construction.

*Hydrology and Water Quality:* No natural waterways occur on the project site. A hydrologic study may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Land Use and Zoning:* The Nevada Street project site has a land use designation of Urban Low Density Residential (ULDR) and Mixed Use Commercial (MU COMM) and is within the Residential, Single Family, minimum 10,000 square foot and Neighborhood Commercial & Medium Density Multiple-Family Residential zoning district.

*Noise:* The site includes one single family residence, and there are no noise generating land uses located within the vicinity of the project area.

*Utilities:* Underground utilities and infrastructure have been constructed in conjunction with existing adjacent development on Nevada Street. These improvements include municipal sanitary sewer lines, PCWA water lines, underground communication lines, and a storm drain system. No curb, gutter and sidewalk have been constructed on the west side of Nevada Street fronting the project site.

### **Environmental Setting – Wall Street**

The Wall Street project area is located on Wall Street just north of the Wall Street/Palm Avenue intersection (*Attachment 2*). The property at 555 Wall Street is developed with an existing automotive service building; the building is not currently occupied. The 570 Wall Street property is an undeveloped commercial lot that is roughly 0.63 acres in size. The front two-thirds of the site is largely open and flat, while the rear of the lot slopes away from Wall Street and is covered with native trees. The property at 580 Wall Street is vacant and undeveloped; the site includes a slope of  $\pm 10\%$  from west to east, and includes several trees. The project area is accessed by Wall Street, a 36-foot wide roadway with existing curb, gutter and sidewalks on both sides of the street.

*Aesthetics:* Views from the Wall Street properties consist of retail, automotive and offices uses adjoining the site to the south, east and west. An apartment complex can be viewed looking north. There are no scenic vistas viewed from the Wall Street properties.

*Air Quality:* The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a severe non-attainment area for federal standards for ozone. Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards (CARB 2006).

*Biological Resources:* A biological resources survey has not been prepared for the Wall Street project area. Development of adjacent properties has not detected biological resources in the vicinity of the project site. Accordingly, it is not anticipated that significant biological resources exist on the two undeveloped properties. A biological resources survey may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Cultural Resources:* A cultural resources study has not been prepared for the project. However, with the exception of the 2 vacant properties, the project area is built out with urban uses. Development of adjacent properties has not detected or unearthed cultural resources in the vicinity of the project site. Accordingly, it is not anticipated that cultural resources exist on the two undeveloped properties. A cultural resources survey may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Circulation:* The site is accessed via Palm Avenue and Wall Street, which are two lane roads with curb, gutter and sidewalk on each side of the roadway. Palm Avenue connects to State Highway 49 (a.k.a. Grass Valley Highway) to the west and Auburn Ravine Road to the east. State Hwy 49 is a 4 lane north/south highway with an intermediate shared turn lane. Auburn Ravine Road is a two lane north/south roadway that connects with Elm Avenue just north of Interstate 80 (I-80).

*Geology and Soils:* A geotechnical report has not been prepared for the project site, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. There are no Alquist-Priolo mapped earthquake fault zones within the project area. The Cleveland Hills Fault, located approximately 36 miles northwest of Auburn, is the nearest known active fault.

*Hazards and Hazardous Materials:* A preliminary search of hazardous materials sites was checked on the Placer County Environmental Health web-site. No hazardous materials sites have been identified. Hazardous materials in the vicinity of the project site would include products commonly used for automotive and industrial/commercial and household maintenance and cleaning and those commonly used for residential and/or commercial construction.

*Hydrology and Water Quality:* No natural waterways occur on the project site. A hydrologic study may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Land Use and Zoning:* The Wall Street project area has a land use designation of High Density Residential (HDR) and Commercial (COMM); while the zoning designations include the Regional Commercial (C-3) and Multiple-Family (R-3) zone districts. A 31-unit condominium development was approved by the City in July 2006 (File DRP 05-7) for the vacant 2-acre lot at 580 Wall Street; the facility has not been constructed to date and the project entitlements are valid thru July 2015.

*Noise:* Noise in the vicinity of the project site consists of typical noise generated with retail, automotive and office uses. There are no significant noise-generating uses in the project vicinity that may impact the proposed Emergency Shelter Overlay zone. Site specific noise issues may be addressed as part of a subsequent Emergency Shelter project.

*Utilities:* Utilities have been constructed for the project site as a result of development on adjoining properties. These include municipal sanitary sewer lines, PCWA water lines, overhead communication and PG&E lines, and a storm drain system.

## **PROJECT DESCRIPTION:**

The City of Auburn is proposing to Rezone two project areas to include the Emergency Shelter (ES) Overlay zone. The Emergency Shelter Overlay Zone is a combining zone that will be applied to all of the properties in the project areas (described above). The ES overlay zone will allow emergency shelters as a use permitted by right, without the necessity of a discretionary use permit. The addition of this use type will be in addition to all other existing used permitted by the underlying zone(s).

The Emergency Shelter Overlay zone defines an Emergency Shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less and includes standards as permitted by the California Government Code, including but not limited to:

1. Occupancy – maximum of twenty (20) persons;
2. Parking – one space per staff and one spacer per ten residents
3. On-site management standards
4. Facilities services including common area, laundry, showers, storage, and telephones

## **Entitlements:**

The following project entitlements will be considered by the Auburn City Council upon recommendation by the Auburn Planning Commission:

1. **Rezone (File RE 13-01) – 455 Nevada Street.** A Rezone request that would apply the Emergency Shelter (ES) overlay zone to the properties at 455 Nevada Street (APNs: 038-150-(002, 006, 007) and 038-250-014). With the ES overlay zone, permanent

emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

2. **Rezone (File RE 13-02) – 555/570/580 Wall Street.** A Rezone request that would apply the Emergency Shelter (ES) overlay zone to the properties at 555, 570, and 580 Wall Street (APNs: 001-012-(006, 037, and 057)). With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

**Regulatory Setting:**

No Responsible and/or Trustee Agency permits are required.

**Required Agency Approvals:**

*City of Auburn Planning Commission* – Review and provide recommendations to the Auburn City Council for the Emergency Shelter overlay Rezone entitlements at 455 Nevada Street and 555/570/580 Wall Street.

*City of Auburn City Council* –

- Rezone (File RE 13-01) – Approval of Emergency Shelter overlay zone at 455 Nevada Street.
- Rezone (File RE 13-02) – Approval of Emergency Shelter overlay zone at 555/570/580 Wall Street.

## Initial Study

### Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “NO Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A “NO Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) **“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) **“Potentially Significant Unless Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) **“Less-Than-significant Impact:”** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.
- 6) **“No Impact:”** The project would not have an impact to the environment.
- 7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.
- 8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils           |
| <input type="checkbox"/> Greenhouse Gases                   | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning Housing          | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation              |
| <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> None         |
| <input type="checkbox"/> Mandatory Findings of Significance |  |  |

**DETERMINATION:** (To be completed by the Lead Agency) On the basis of this initial evaluation:

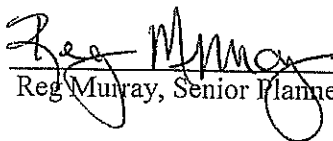
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Reg Murray, Senior Planner

Date

6/13/13

## EVALUATION OF ENVIRONMENTAL IMPACTS:

### I. AESTHETICS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a)-c) No scenic vistas are located in either of the Nevada Street or Wall Street project areas. The proposed zoning to add the emergency shelter use type would result in no adverse changes to any scenic vistas at either project area. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Neither project site is within the view shed of any state-designated scenic highway.				
d) The Rezone for the Emergency Shelter overlay zone will not introduce any new light sources to either project area. Light sources for emergency shelters will be consistent with the other use types currently allowed at each site and will be required to comply with the City's lighting standards. In the future, any proposed development will be reviewed against the City's standards and may have conditions of approval requiring that light fixtures be designed to reduce light and glare on adjacent properties and include glare screens when appropriate.				

### Mitigation Measures

No mitigation measures are necessary.

## II. AGRICULTURE RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a)-e) Both project areas include land zoned for commercial and residential uses. No agricultural or timberland activities currently occur on site or in the project vicinity. No land designated by the state of California as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on either project site. Neither site is under a Williamson Act contract.				

### Mitigation Measures

No mitigation measures are necessary.

### III. AIR QUALITY –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located in the Sacramento Valley Air Basin, and under the jurisdiction of the Placer County Air Pollution Control District. The region is in non-attainment for state and federal ozone standards, the federal particulate matter (PM<sub>2.5</sub>) standard, and the state particulate matter (PM<sub>10</sub>) standard, but meets all other state and federal air quality standards.

- a)-e) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. The emergency shelter use type is consistent with other existing use types in the existing zones applicable to the project sites; and, the use type does not result in any specific significant impacts to air quality. Air quality impacts, along with associated mitigation measures, associated with potential new development in the future will be evaluated and addressed at the time of the proposed development.

### Mitigation Measures

No mitigation measures are necessary.

#### IV. BIOLOGICAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-f) No candidate, sensitive, or special status species are known to exist on either project site. Neither project area has any riparian habitat or other sensitive natural communities, including protected wetlands. Addition of the emergency shelter use type to the list of permitted uses in both project areas will not affect any biological resources, nor conflict with local policies or ordinances protecting biological resources or any habitat conservation plans. Neither project will affect the movement of wildlife species. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.				

#### Mitigation Measures

No mitigation measures are necessary.

## V. CULTURAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not have the potential to affect the significance of any historic or archaeological resource. The proposals will not destroy paleontological or geologic resources or disturb human remains. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.				

### Mitigation Measures

No mitigation measures are necessary.

## VI. GEOLOGY AND SOILS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not expose persons to potential geologic-related hazards. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.
- e) Sanitary sewer service is available to both projects areas; therefore, there are no potential impacts associated with septic systems.

### Mitigation Measures

No mitigation measures are necessary.

### VII. GREENHOUSE GASES –

Would the project:

- |   | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact  | No Impact                |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.                         | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases. | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- a-b) The proposed project is not anticipated to generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.

### Mitigation Measures

No mitigation measures are necessary.

# **VIII. HAZARDS AND HAZARDOUS MATERIALS –**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Auburn City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to: fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's fire station on Sacramento Street is located ±1.25 miles from both project areas on Sacramento Street and is staffed 24 hours a day. The City also has mutual aid agreements with adjacent fire service districts.

- a-b) An emergency shelter will not use, transport, store, or dispose of hazardous materials beyond those typical used in association with landscape, maintenance and household cleaning purposes. The materials would not pose a hazard to residents or the public.

- c) No school is located within one-quarter mile of the project site; therefore, no impact related to project proximity to schools would result.
- d) The Placer County Department of Environmental Health website does not identify the use of hazardous materials at either project area.
- e-f) The project area is not within an airport land use plan and is not within two miles of any airport, and would therefore have no impact on the safety of people residing or working in the project area due to proximity to an airport
- g) The proposed project would not adversely affect implementation of the City's emergency response plan and would not require update of the CAD emergency response system currently in use by the City.
- h) Neither project area is located in, or adjacent to, a wild lands area. As noted above, fire service is provided by the City of Auburn with mutual aid from adjacent fire districts.

### Mitigation Measures

No mitigation measures are necessary.

### IX. HYDROLOGY AND WATER QUALITY --

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## IX. HYDROLOGY AND WATER QUALITY –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Auburn receives an average of 34 inches of rainfall annually. Rainfall can vary substantially from year to year. At the Auburn recording station, annual precipitation has varied from 14 to 65 inches over the past 50 years. Rainfall is concentrated during winter months with almost 90 percent of annual precipitation typically occurring between November and April (*Placer County 2005*). Site soils fall into Hydrologic Soils Group D, which are soils characterized as having a slow infiltration rate, and thereby a high runoff potential (*Soil Survey of Placer County, California 1980*).

- a-f) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not expose persons to potential geologic-related hazards. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.
- g-i) Both project areas are located in Flood Zone X (areas determined to be outside the 500-year flood plain) according to the Flood Insurance Rate Map for the County of Placer, Map No. 06061C0426 F dated June 8, 1998. The project areas are not within any mapped flood hazard area and would have no impact on exposure of people or structures to a significant risk of loss, injury or death involving flooding.
- j) The project area is not located within an area subject to inundation by seiche, tsunami, or mudflow; therefore, there are no impacts.

### Mitigation Measures

No mitigation measures are necessary.

## X. LAND USE AND PLANNING —

Would the project:

- |   | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?                                     | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
|   |                                      |   |                                    |                                     |
| a) The addition of the zoning overlay on each of the two project areas will not physically divide an established community. No impacts would result from project implementation.  |                                      |   |                                    |                                     |
| b) The Rezone of both project areas to include the Emergency Shelter overlay zone is consistent with the City's adopted Housing Element and in accordance with Housing Element law. Subsequent development of the Wall or Nevada Street sites will be in accordance with the City of Auburn Zoning Ordinance and related development standards. |                                      |   |                                    |                                     |
| c) There are no habitat conservation plans or natural community conservation plans for either project area.   |                                      |   |                                    |                                     |

## Mitigation Measures

No mitigation measures are necessary.

## XI. MINERAL RESOURCES —

Would the project:

- |   | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No Impact                           |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

- a-b) Although gold deposits are known to remain in the foothills area, no known mineral resources of value to the region or residents of the state are known to exist within the boundaries of the proposed project area. No known mine sites are or have historically been located on the subject properties. The proposed project would not result in the loss of availability of any known mineral resource.

### Mitigation Measures

No mitigation measures are necessary.

### XII. NOISE—

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types will not expose persons to potential noise-related hazards. It is anticipated that noise levels generated by the proposed project would not exceed standards established in the City of Auburn General Plan and would be consistent with, and compatible to, uses adjacent to the site. Proposed development in the future will be reviewed and evaluated to determine project specific impacts and associated mitigation measures.				
e-f) The proposed project is not located within an airport land use plan or within two miles of any public airport or private airstrip.				

### Mitigation Measures

No mitigation measures are necessary.

### XIII. POPULATION AND HOUSING –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will bring the City's Housing Element into compliance with Housing Element law and will make it easier to provide housing for the homeless population in the City of Auburn.

- a) An emergency shelter in either, or both, of the project areas will not induce population growth. Any shelters provided as a result of the Emergency Shelter overlay zone would serve the existing needs of the homeless community.
- b-c) Other than one single-family home on the Nevada Street site, and a vacant automotive service building on the Wall Street site, the remaining lots in both project areas remain undeveloped. As such, any potential emergency shelter resulting from the Emergency Shelter overlay zone would not displace substantial numbers of people or housing.

### Mitigation Measures

No mitigation measures are necessary.

### XIV. PUBLIC SERVICES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically				

#### XIV. PUBLIC SERVICES —

altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Fire Protection:* Fire service for the project areas is provided by the Auburn City Fire Department. Auburn Fire also has mutual aid agreements with other fire protection agencies to aid in emergency response, including the California Department of Forestry & Fire Protection (Cal Fire), the Newcastle Fire Protection District, and Placer County Fire.

*Police Protection:* The project area is within the jurisdiction of the City of Auburn Police Department. The existing police department facility was planned to accommodate the law enforcement needs of population growth within the project area (General Plan Environmental Impact Report 1993). Additional law enforcement assistance is provided within the area by the Placer County Sheriff's Department and the California Highway Patrol.

*Schools:* The proposed project lies within the Auburn Union Elementary and Placer Union High School District. Children residing in the project vicinity attend Skyridge Elementary School, E.V. Cain Middle School or Placer High School, according to their age group.

*Parks:* Park facilities within City limits are maintained by the Auburn Recreation District. The Auburn State Recreation Area is located outside the City limits approximately one mile east of the project areas.

*Other Public Facilities:* Operation of an emergency shelter will not substantially impact other public facilities (libraries; roads).

- a) Addition of the emergency shelter use type to the list of permitted use types will not impact public services. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Any new development to provide an emergency shelter will pay all appropriate impact fees at the time of permit issuance.

## Mitigation Measures

No mitigation measures are necessary.

### XV. RECREATION –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) Due to the limited size of, and population at, an emergency shelter, the operation and/or construction of an emergency shelter will not substantially affect recreational facilities and will not generate the need for additional park facilities.

## Mitigation Measures

No mitigation measures are necessary.

### XVI. TRANSPORTATION/TRAFFIC –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVI. TRANSPORTATION/TRAFFIC –

(e.g., farm equipment)?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-g) Many of the occupants using an emergency shelter lack their own transportation, and staffing is minimal. Both project sites are on a bus transit route and are within walking distance of areas with commercial services. No impacts to transportation and/or traffic are anticipated with the proposed project.

### Mitigation Measures

No mitigation measures are necessary.

## XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVII. UTILITIES AND SERVICE SYSTEMS –

accommodate the project's solid waste disposal needs?

- |  | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No Impact                           |
|--|--------------------------------------|---|------------------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| a-e) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types will not impact utility services. Due to the limited size of, and population at, an emergency shelter, the operation and/or construction of an emergency shelter will not substantially affect utility services. No new sewer, water, or stormwater facilities will be necessary to support an emergency shelter. No impact will occur. |                                      |   |                                    |                                     |
| f-g) Solid waste within the project area is collected by Auburn-Placer Disposal Service (APDS), a licensed private disposal company. Solid waste is transported to the company's transfer station located on Shale Ridge Road and then to the Placer County Western Regional Landfill. No impacts will occur.  |                                      |   |                                    |                                     |

### Mitigation Measures

No mitigation measures are necessary.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- |  | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact  | No Impact                           |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	-----------

☐☐☒☐

- a)-c) The analysis presented herein indicates that the proposal to add the Emergency Shelter overlay zone to the two project areas at 455 Nevada Street and 555/570/580 Wall Street will not have a significant effect on the environment. Accordingly, a Negative Declaration can be prepared for the project.

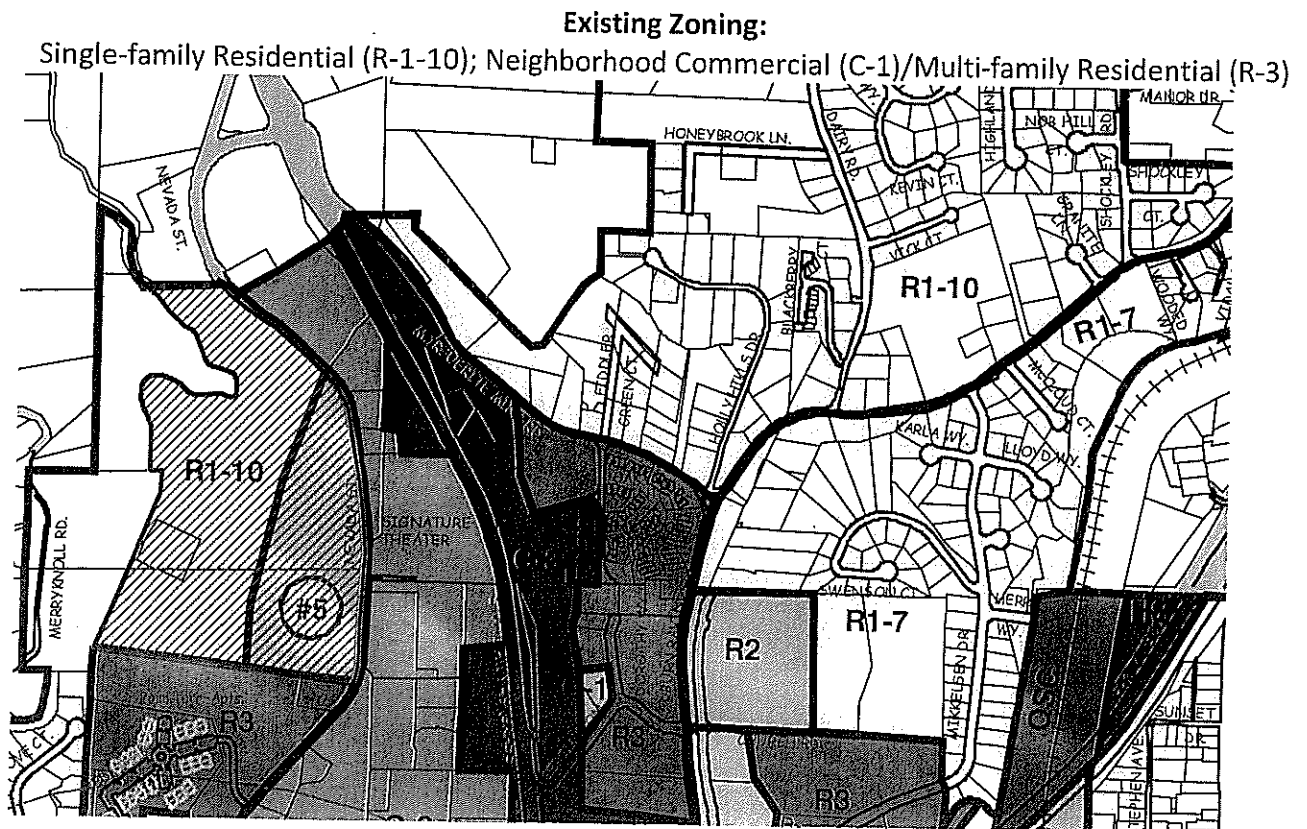
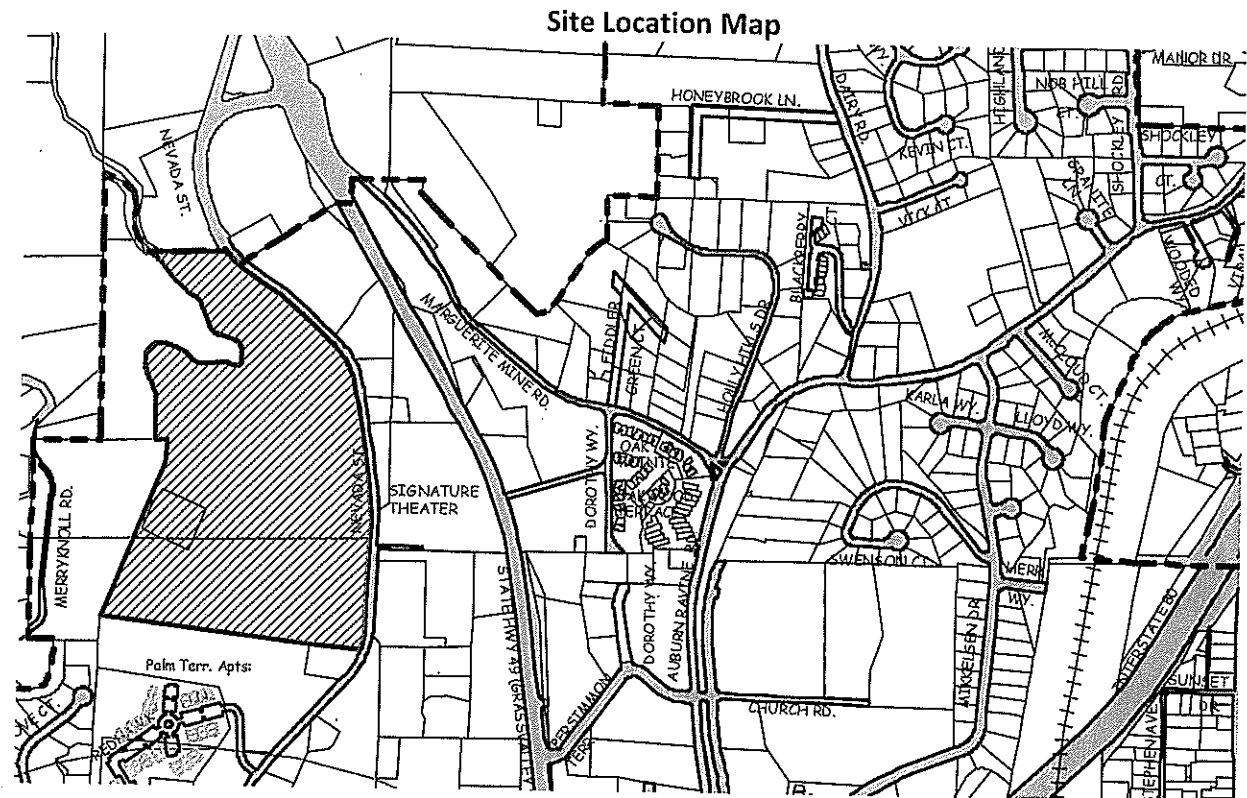
## REFERENCES

City of Auburn. *City of Auburn General Plan*. November 1993.  
City of Auburn. *The City of Auburn General Plan Environmental Impact Report*. November 1993.  
City of Auburn. *City of Auburn Municipal Code*. 28 March 2005.

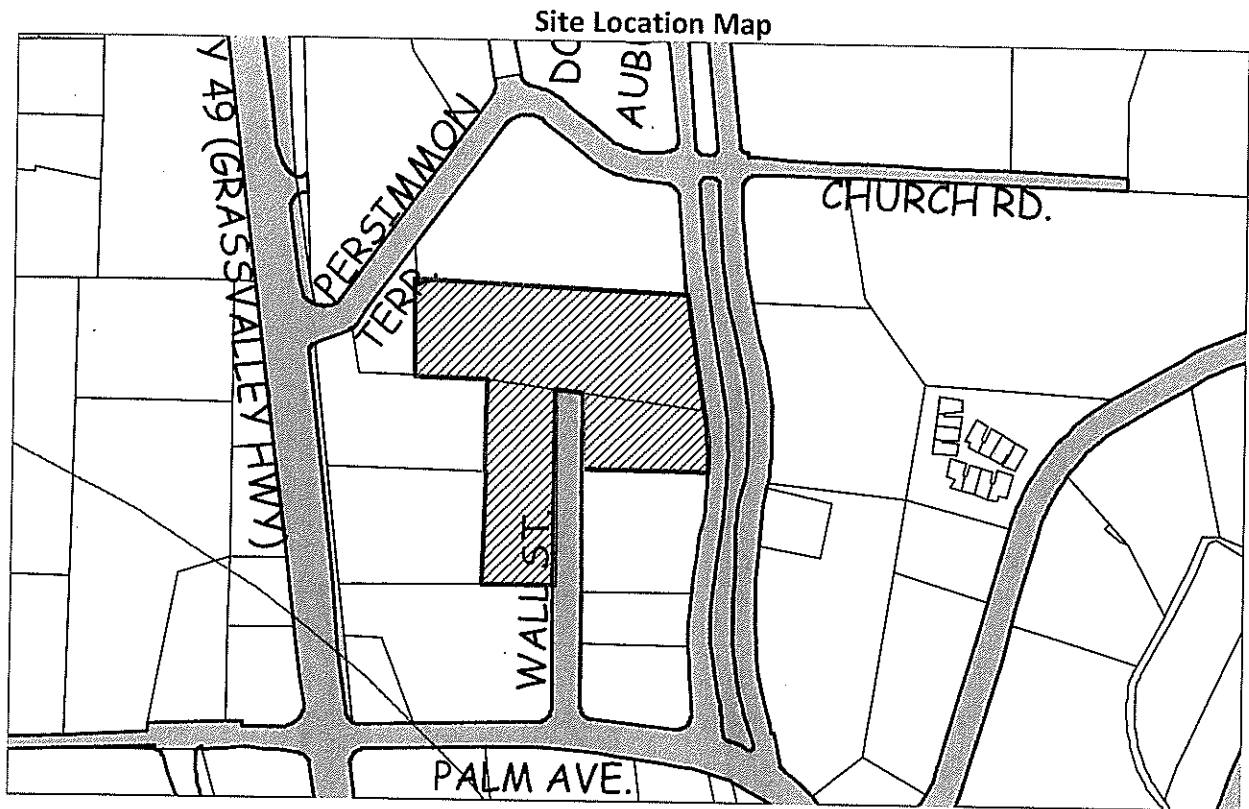
## ATTACHMENTS

**Attachment 1** – Nevada Street Vicinity & Zoning Maps  
**Attachment 2** – Wall Street Vicinity & Zoning Maps  
**Attachment 3** – Wall & Nevada Street Aerial Photographs

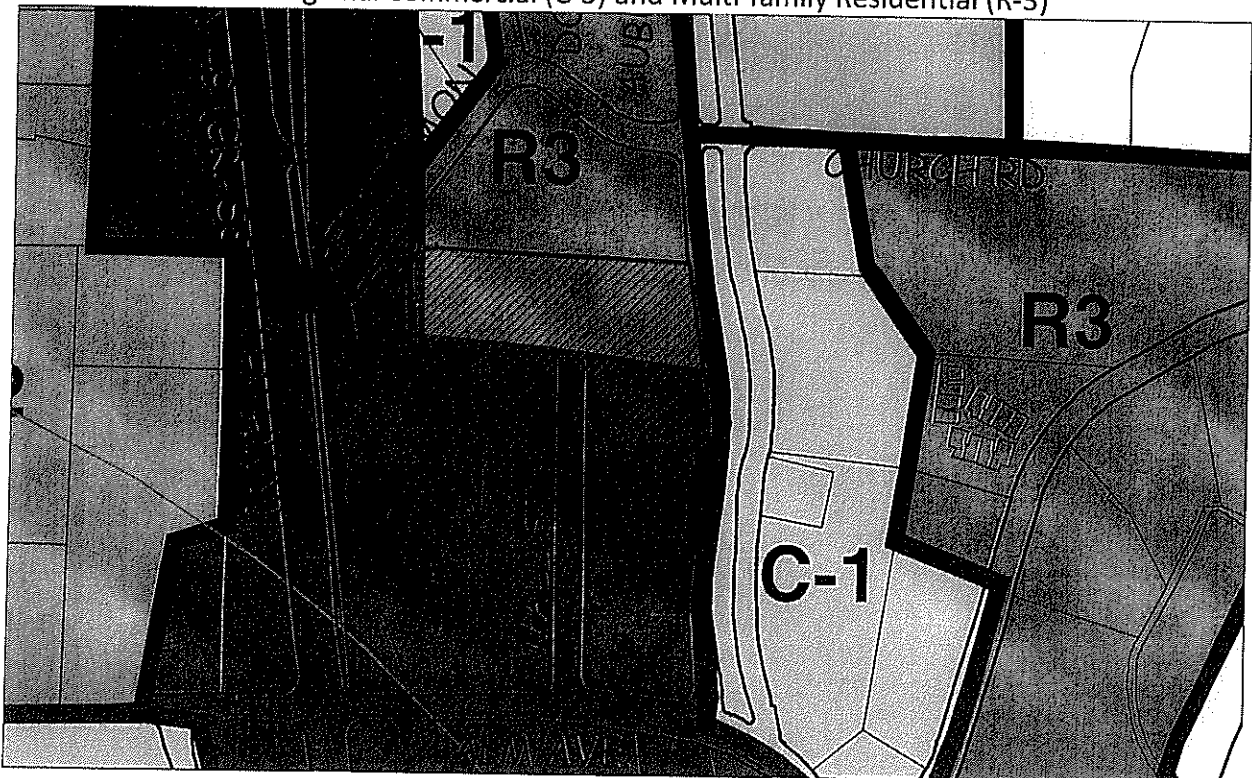
# EMERGENCY SHELTER OVERLAY ZONE NEVADA STREET



EMERGENCY SHELTER OVERLAY ZONE  
WALL STREET

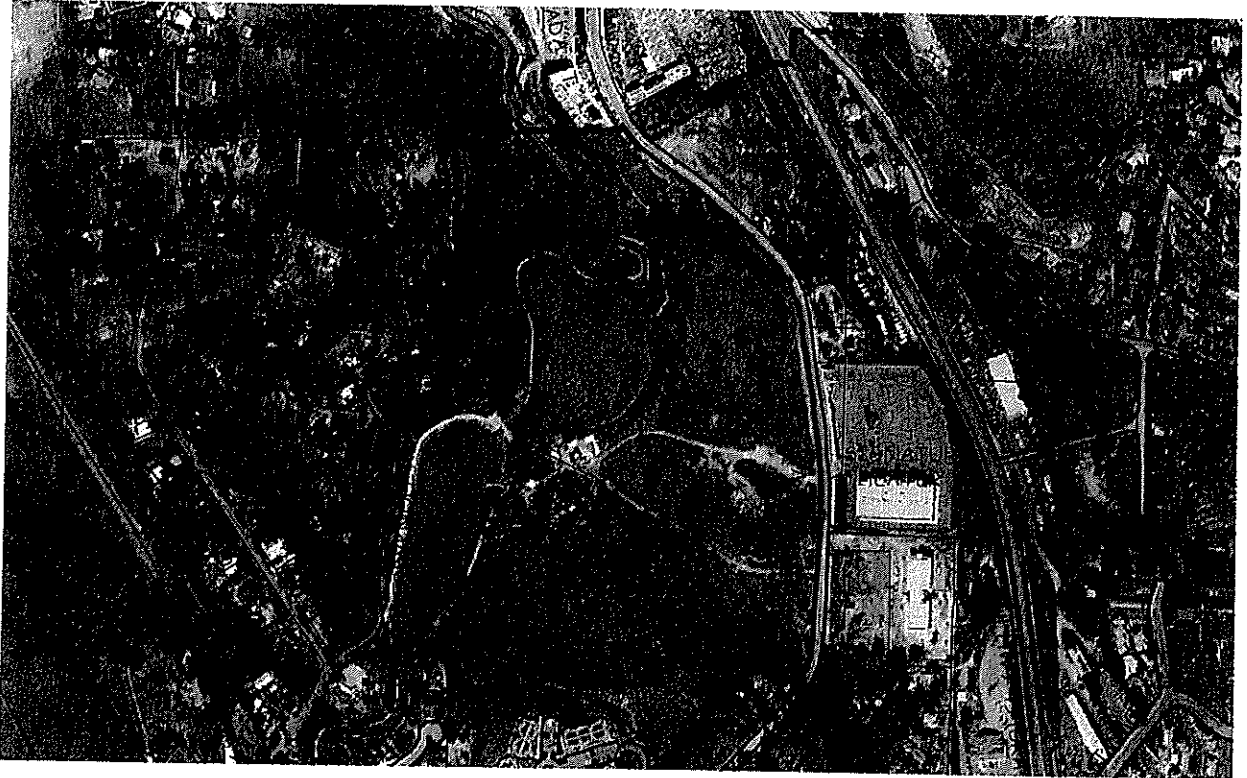


Existing Zoning:  
Regional Commercial (C-3) and Multi-family Residential (R-3)

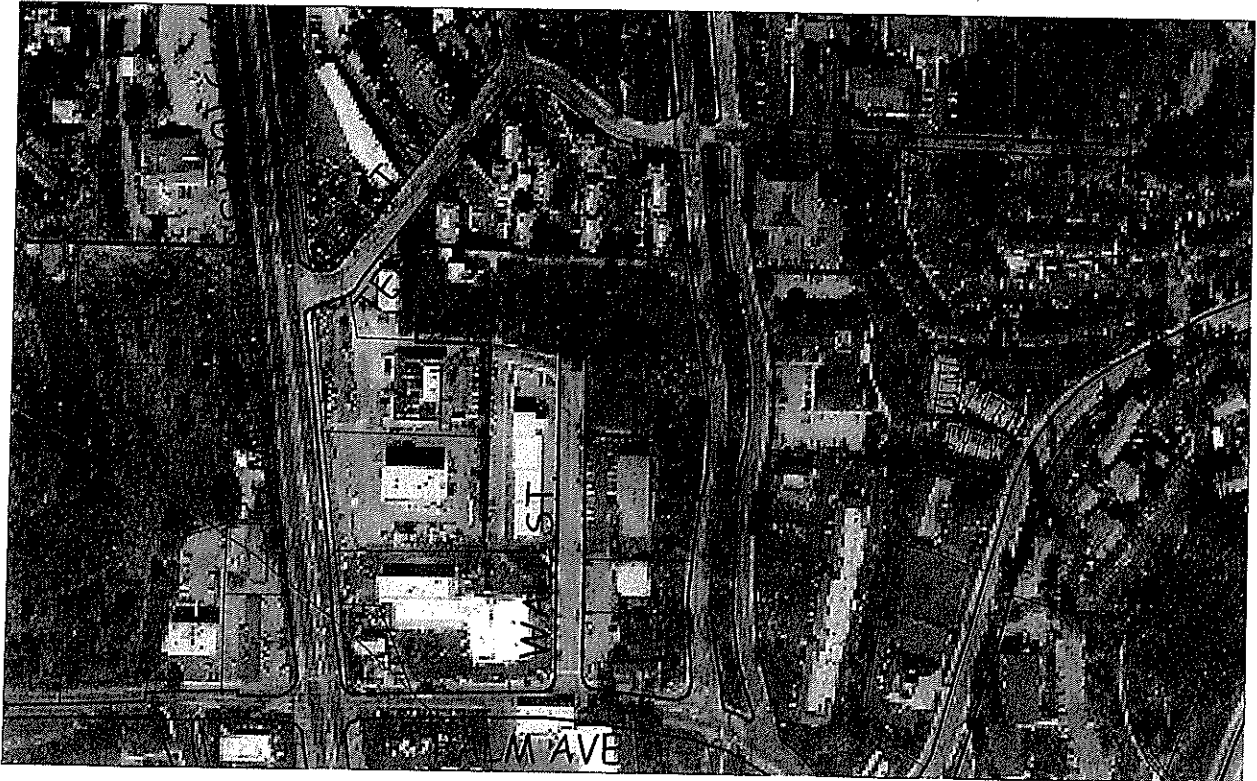


## EMERGENCY SHELTER OVERLAY ZONE SITES

NEVADA STREET



WALL STREET





## CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: July 2, 2013

Prepared by: Reg Murray, Senior Planner

ITEM NO.  
V-C

**ITEM V-C: REZONE – EMERGENCY SHELTER OVERLAY (555/570/580 WALL STREET) – FILE# RE 13-2.**

**REQUEST:** The City of Auburn is proposing to apply the Emergency Shelter (ES) overlay zone to the properties at 555/570/580 Wall Street (APN: 001-012-(006, 037, and 057)). With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

**RECOMMENDED MOTION:**

Move to adopt Planning Commission **Resolution 13-12** recommending that the Auburn City Council adopt the Initial Study and Negative Declaration prepared for this project in accordance with the California Environmental Quality Act (CEQA), and approve a Rezone request to apply the Emergency Shelter overlay zone to the properties at 555/570/580 Wall Street (APN: 001-012-(006, 037, and 057)) as presented, or as amended by the Planning Commission.

**BACKGROUND:**

Applicant: City of Auburn

Owner(s): Lot 1: Taghi Alerez & Lillie M. Mozaffari; 2660 Highland Hills Drive; El Dorado Hills, CA 95762  
Lot 2: Toyon Enterprises; 5400 Winding Way; Auburn, CA 95602  
Lot 3: Persimmon Terrace Apartments Partnership; 2625 Fair Oaks Boulevard #3; Sacramento, CA 95864

Location & Assessor's Parcel Number (Attachments 1 & 2):

Lot 1: 555 Wall Street; 001-012-057  
Lot 2: 570 Wall Street; 001-012-037  
Lot 3: 580 Wall Street; 001-012-006

Lot Size: Lot 1: 1.05 acres  
Lot 2: 0.63 acres  
Lot 3: 2.11 acres

Site Zoning Designation (Attachment 3):

Lot 1: Regional Commercial (C-3)  
Lot 2: Regional Commercial (C-3)  
Lot 3: Medium Density Multiple-family Residential (R-3)

Site General Plan Designation:

- Lot 1: Commercial (COMM)
- Lot 2: Commercial (COMM)
- Lot 3: High Density Residential (HDR)

Site Land Use:

- Lot 1: Unoccupied automotive repair/service building
- Lot 2: Vacant undeveloped commercial lot
- Lot 3: Vacant, undeveloped multiple-family residential lot

Surrounding Zone Districts:

- North: Medium Density Multiple-family Residential (R-3)
- East: Neighborhood Commercial (C-1)
- South: Regional Commercial (C-3)
- West: Regional Commercial (C-3)

Surrounding Land Uses:

- North: Multiple-family apartments
- East: Multiple-family senior apartments; offices
- South: Commercial and office
- West: Commercial

**HISTORY:**

In 2007, the State enacted Senate Bill 2 (SB 2) which amended California Government Code Section 65583 by requiring that jurisdictions plan for emergency shelters in the Housing Element (Element) of the General Plan. An emergency shelter is generally defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. With SB 2, jurisdictions must identify at least one zone district that can accommodate at least one year-round emergency shelter; and, emergency shelters must be allowed as a permitted use (i.e. jurisdictions cannot require a use permit or other discretionary permit).

On April 8, 2013 and May 13, 2013, the Auburn City Council considered proposed ordinance amendments to identify a zone district for emergency shelters. Following public testimony and deliberation by the Council, the City Council elected not to designate a zone district; but instead, decided to use the zone overlay process to designate specific areas where emergency shelters would be considered a permitted use. On May 13<sup>th</sup>, Council directed staff to amendment to the Auburn Municipal Code (AMC) to establish the Emergency Shelter (ES) overlay zone. At the same time, Council identified two areas where the ES overlay could be applied; one area is on Nevada Street west of the Signature movie theater while the second area is at the northern end of Wall Street (Attachment 1). This Rezone entitlement is required to implement the ES overlay on the Wall Street properties.

## ANALYSIS:

The proposal would apply the Emergency Shelter (ES) overlay zone to the properties at 555/570/580 Wall Street (Exhibit A). The property at 555 Wall Street is currently developed with an unoccupied automotive service facility (Attachment 2; Lot 1); the remaining two lots are vacant, undeveloped lots (Lots 2 & 3).

Lots 1 and 2 on either side of Wall Street are zoned Regional Commercial (C-3; Attachment 3); the C-3 zone allows for a wide variety of higher-intensity commercial uses such as automotive sales and service, retail, office, restaurant, and personal services. The property at the northern end of Wall Street (Lot 3) is zoned Medium Density Multiple-family Residential (R-3), which allows for a assortment of residential uses including single-family, two-family, and multi-family residential units.

The proposed Rezone maintains the existing zone designations noted above and adds the ES overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right (i.e. no use permit would be required), in addition to all other existing uses permitted by the underlying zone(s).

The City is currently processing the enabling ordinance for the Emergency Shelter (ES) overlay zone concurrent with this Rezone entitlement. All emergency shelters permitted by the ES overlay zone will be subject to the development standards in Section 159.047 of the new code. The code amendments provided with the draft ordinance (Attachment 4) are consistent with the California Government Code requirements allowed by SB 2 and include the following:

1. Occupancy – Maximum occupancy in a permanent shelter will be twenty (20) individuals.
2. Parking - Shelters must provide parking for each staff member and every 10 occupants.
3. Management – Standards are included for shelter management, including a minimum of two staff members at all times; security personnel; and, coordination with the Police Department regarding the names of persons residing at the shelter.
4. Facilities – Shelters will be required to provide certain minimum facilities including common areas for use by the occupants; secure storage facilities; laundry facilities; and at least two showers.
5. Operations Plan – Shelters will prepare and maintain an operations plan which address issues such as security, safety, noise control, admission and discharge procedures, training, communication, and the prohibition of smoking, drinking, and non-prescription drug use.

The standards summarized above, and detailed with the new code amendments, are consistent with the California Government Code provisions detailed with SB 2, which insures the safe, effective, and efficient operation of each emergency shelter and compatibility with the designated sites.

The Wall Street project area offers potential sites that have compatible zoning (R-3 and C-3) and are large enough to support an emergency shelter (e.g. parcels range in size from 0.63 to 2.11 acres in size). The properties surrounding the Wall Street project area include uses compatible with emergency shelters including multiple-family residential developments to the North and East and

retail/commercial and offices to the East, South, and West. The Wall Street project area is located close to services for the homeless, including retail on Highway 49 and grocery stores on Elm Avenue and Auburn Ravine Road. The project area is also located on or adjacent to one of the City's transit routes and near Placer County transit services. Proximity to the surrounding commercial area and related transit opportunities compliments the future needs of the residents who would be making use of an emergency shelter in the project area.

Based on consistency with the project area and surrounding zoning, proximity to services and transit, and with the incorporation of the City's development standards for emergency shelters, staff supports approval of the emergency shelter overlay for the Wall Street project area as shown with Exhibit A.

The Planning Commission is a recommending body for this Rezone. All comments and recommendations from the Commission will be forwarded to the Auburn City Council for their consideration.

#### **ENVIRONMENTAL SUMMARY:**

The Auburn Community Development Department prepared an Initial Study and Negative Declaration for public review (Exhibit B) in accordance with the California Environmental Quality Act (CEQA). A copy of the Negative Declaration was posted for a 20-day review period starting June 13, 2013. Staff received no public comments regarding the Negative Declaration prior to the release of this report.

#### **ATTACHMENTS**

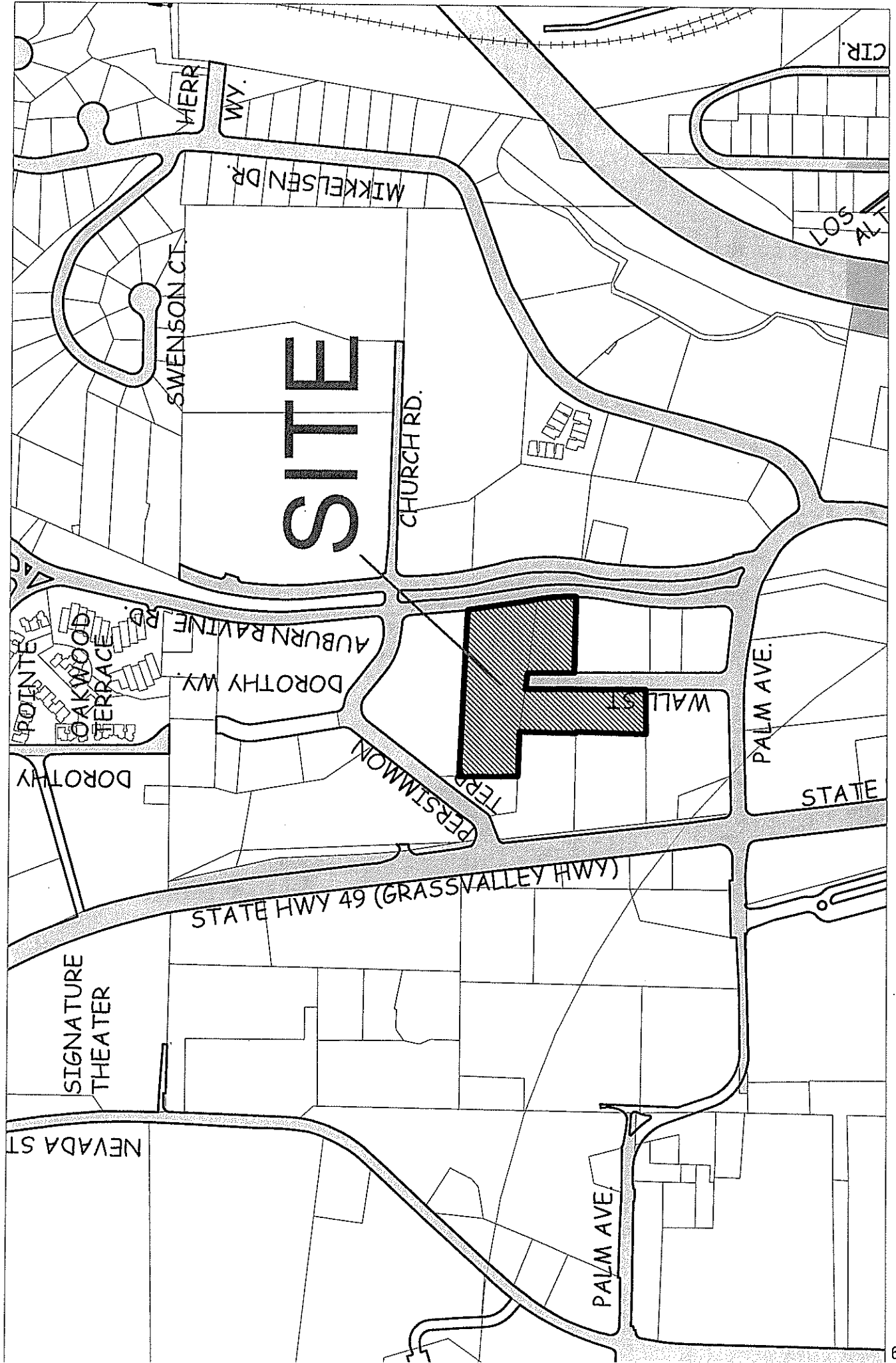
1. Vicinity Map
2. Aerial Photo with Lots Numbered
3. Existing Zoning Map
4. Draft Emergency Shelter Ordinance

#### **EXHIBITS**

- A. Planning Commission Resolution 13-12 - Wall Street Emergency Shelter Overlay Zone
- B. Initial Study and Negative Declaration

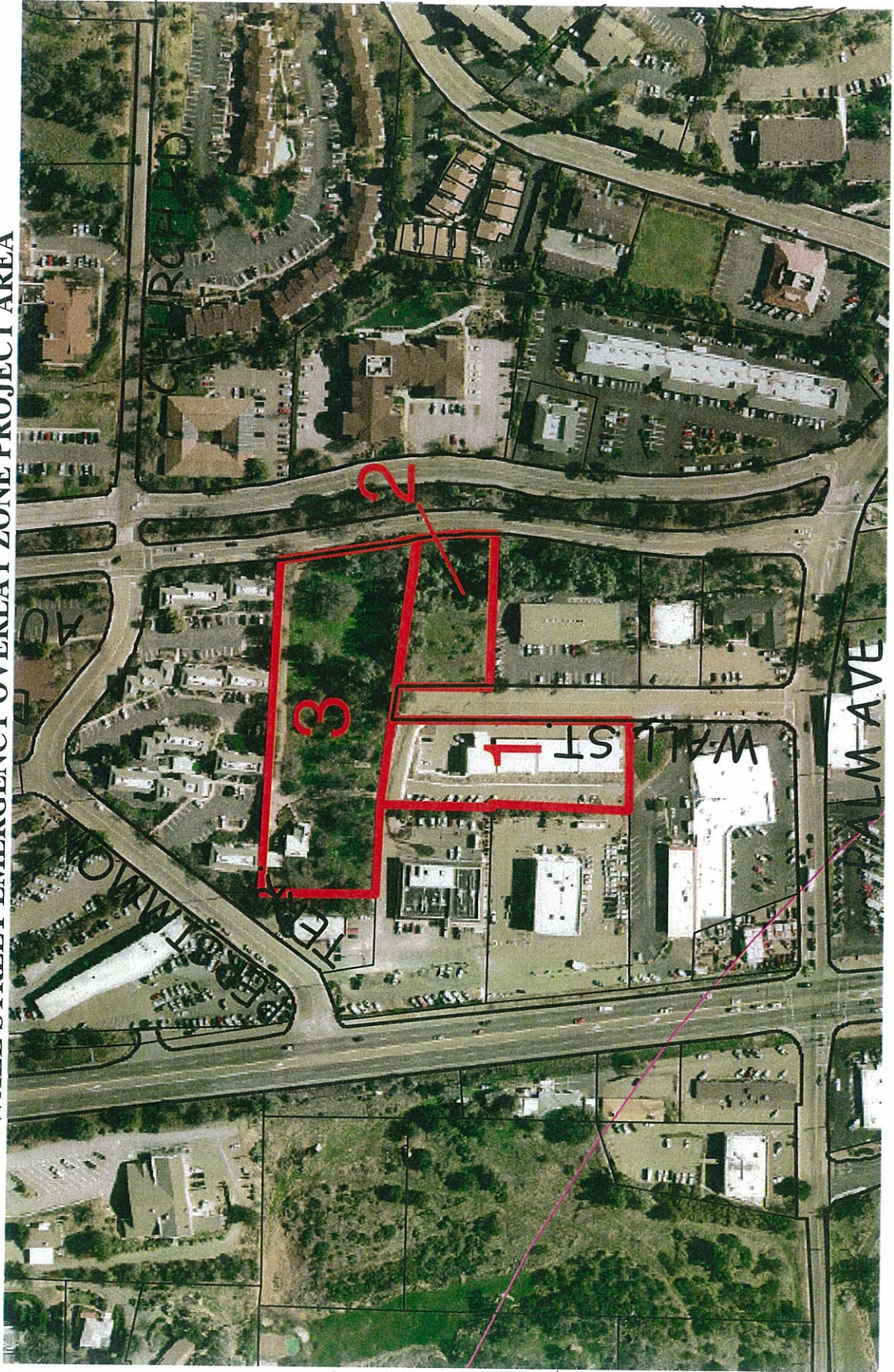
P:/Ordinance Amendments/Emergency Shelters/Emergency Shelter Overlay/Emergency Shelter Overlay Wall St.pcreport1

# Wall Street Overlay Rezone - Vicinity Map

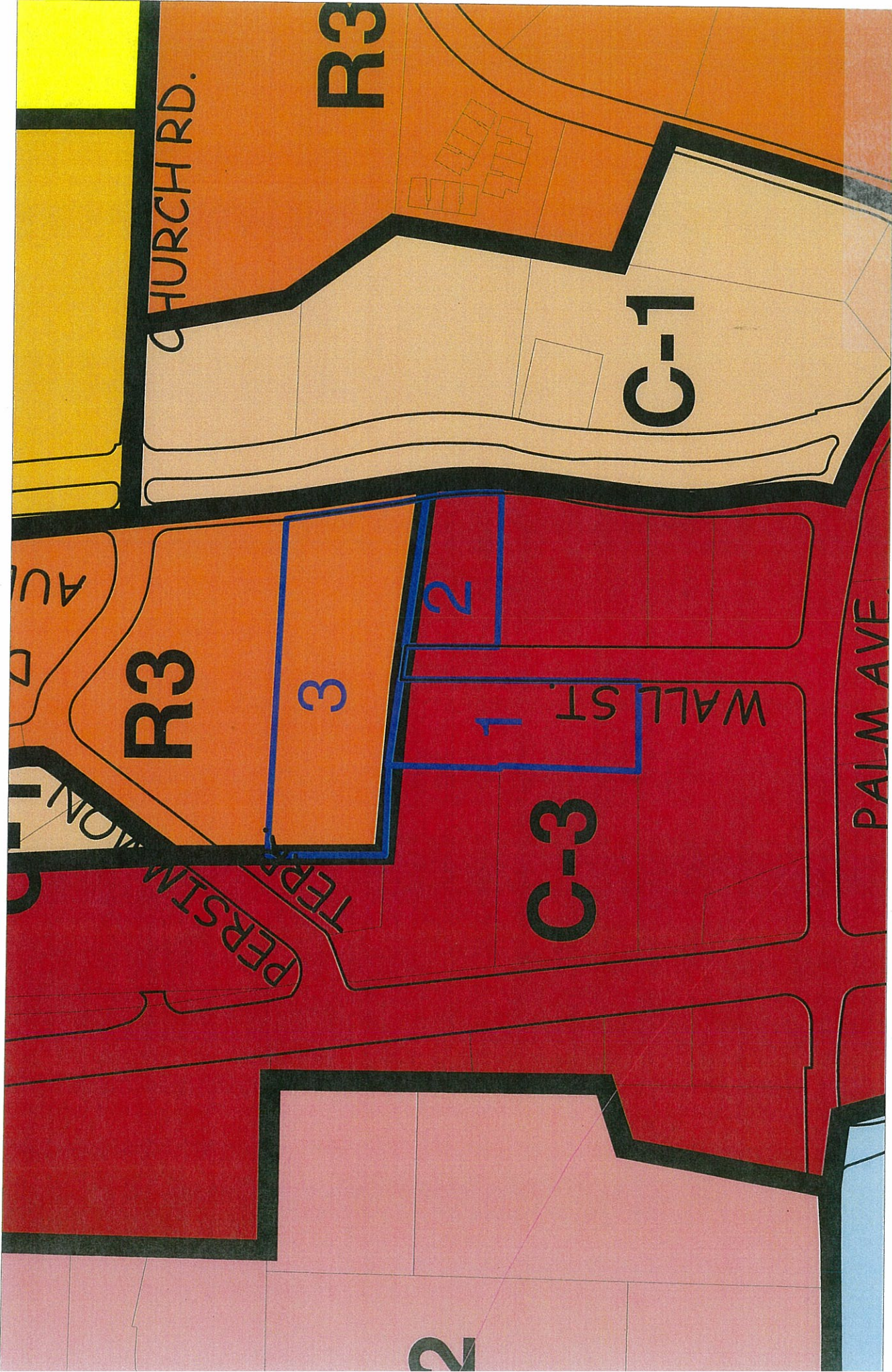


VICINITY MAP

WALL STREET EMERGENCY OVERLAY ZONE PROJECT AREA



Wall Street - Existing Zoning



## ORDINANCE NO. 13 - \_\_\_\_\_

AN ORDINANCE FOR EMERGENCY SHELTERS, SUPPORTIVE HOUSING AND  
TRANSITIONAL HOUSING

## THE CITY COUNCIL OF THE CITY OF AUBURN HEREBY FINDS AS FOLLOWS:

- A. Whereas Chapter 633, Statutes of 2007 (SB 2) clarifies housing element law to ensure that zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act; and
- B. Whereas the City of Auburn General Plan Housing Element identifies implementation programs to promote equal housing opportunities for all persons; and
- C. Whereas the City of Auburn General Plan Housing Element includes Program N to accommodate emergency shelters and transitional and supportive housing; and,
- D. Whereas the City of Auburn desires to ensure sufficient capacity to house the City's homeless population in conformance with SB 2; and
- E. Whereas the City of Auburn desires to recognize transitional and supportive housing in conformance with SB2.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN DOES  
HEREBY ORDAIN:

Section One: Amend Section 159.001 (Definitions) of Title XV of the City of Auburn Municipal Code to revise the definition of *FAMILY* and add definitions for *EMERGENCY SHELTER*, *INSTITUTIONAL USE*, *SUPPORTIVE HOUSING* and *TRANSITIONAL HOUSING*, to read as follows:

***EMERGENCY SHELTER.*** Shall have the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

***FAMILY.*** One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

***INSTITUTIONAL USE.*** Shall include premises associated with, but not limited to, places of worship, hospitals, educational facilities, and community service organizations.

***SUPPORTIVE HOUSING.*** Shall have the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

***TRANSITIONAL HOUSING.*** Shall have the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Section Two: Amend Section 159.032 (Medium Density Multiple-family Residential District (R-3) of Title XV of the City of Auburn Municipal Code by adding the following permitted uses:

- (A)(4) Supportive Housing
- (A)(5) Transitional Housing

Section Three: Amend Title XV, Section 159.015 (Established) of the City of Auburn Municipal Code to read as follows:

- (Z) Combining District (-P);
- (AA) Central Business –A District (C-2A); and
- (BB) Emergency Shelter overlay (ES)

Section Four: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Sections 159.380 and 159.381 (Emergency Shelters) as follows:

### **EMERGENCY SHELTERS**

#### **159.380 PURPOSE.**

The provisions of this subchapter are adopted to provide regulations which encourage and facilitate the operation of, development of, or conversion to, emergency shelters in accordance with state law and the city's adopted housing element.

#### **159.381 PERMIT REQUIREMENTS**

(A) Permanent emergency shelters shall be a permitted use in the Emergency Shelter (ES) overlay zone district and subject to the development standards identified in Section 159.047.

(B) Temporary emergency shelters are permitted as part of an institutional use subject to the following:

1. Temporary emergency shelters shall conform to the development standards identified in Section 159.047, except as modified below.
2. The maximum number of occupants shall not exceed (X).
3. Temporary emergency shelters are not subject to any distance separation requirements.
4. Emergency shelters shall not operate at the same premises more than four (4) nights per week.
5. The shelter shall not operate more than 12 hours per day.

Section Five: Amend Title XV, Chapter 159 of the City of Auburn Municipal Code by adding Section 159.047 (Emergency Shelter Overlay (ES)) as follows:

**159.047      EMERGENCY SHELTER (ES) OVERLAY.**

**(A) Development Standards.** Emergency Shelters shall comply with the following:

1. **Occupancy.** The maximum number of occupants to be served shall not exceed twenty (20).
2. **Parking Requirements.** Emergency shelters shall provide one parking space for every staff member present plus one parking space for every ten (10) residents.
3. **Management.** The following management standards shall apply:
  - a. On-site management shall be provided by at least two (2) emergency shelter staff member at all times while clients are present at the shelter.
  - b. Security personnel shall be provided on-site during hours of operation.
  - c. Hours of Operation. Shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.
  - d. Management shall maintain an active list of names of all occupants at the shelter. The list shall be provided to the Police Department upon request. Management shall notify the Police Department if they remove an occupant from the shelter.
4. **Facilities.** Shelters shall be situated in permanent premises and shall provide the following facilities:
  - a. An intake/waiting area shall be provided so that clients are not required to wait on sidewalks or any other public rights-of-way.
  - b. Common area for the use of clients.
  - c. Laundry facilities.
  - d. Shower facilities – provide a minimum of two (2) showers.
  - e. Secure areas shall be provided for personal property.
  - f. Adequate interior and exterior lighting shall be provided.
  - g. Telephones shall be provided for use by clients.
5. **Operations Plan.** An operations plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall be submitted to and approved by the Community Development Department and Police Department prior to operation of the emergency shelter. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, the plan shall include:
  - a. A floor plan demonstrating compliance with the physical standards of this chapter.

- b. Security and safety. Address both on- and off-site needs, including provisions to insure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
  - c. Loitering/noise control. Include specific measures regarding operation controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site and/or services are not provided.
  - d. Management of outdoor areas. Include a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize negative impacts to adjacent property.
  - e. Staff training. Insure adequate knowledge and skills to assist clients in obtaining permanent shelter.
  - f. Communication and outreach. Provide objectives to maintain effective, ongoing communication and response to operation issues which may arise within the neighborhood as may be identified by the general public or City staff.
  - g. Adequate and effective screening. Identify the admittance eligibility of clients.
  - h. Litter control. Provide for the regular daily removal of litter attributable to clients within the vicinity of the facility.
  - i. Smoking/drinking/drugs. Smoking, drinking, and the taking of (non-prescription) drugs shall be prohibited on the premises. The operations plan shall include specific measures addressing these restrictions.
  - j. The names and contact information of all responsible parties.
6. Zone Specific Development Standards. An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
  7. The facility shall comply with all applicable state and local housing, building, and fire code requirements.
  8. The facility shall comply with all applicable state and local licensing as required for any program incidental to the emergency shelter.

Section Six: This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Seven: The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code Section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting of the entire text.

Section Eight: If any part of this Ordinance is held to be invalid, such invalidity shall not affect any other provision which reasonably can be given effect without regard to the invalid provision and, to that end, the provisions of this Ordinance are hereby declared to be severable.

DATED: \_\_\_\_\_, 2013

\_\_\_\_\_  
Kevin Hanley, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing ordinance was duly passed at a regular session meeting of the City Council of the City of Auburn held on the \_\_\_\_\_ day of \_\_\_\_\_ 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
Stephanie L. Snyder, City Clerk

**PLANNING COMMISSION RESOLUTION NO. 13-12**

**REZONE – WALL STREET EMERGENCY SHELTER OVERLAY  
(FILE RE 13-02)**

**Section 1.** The City of Auburn Planning Commission held a public hearing at its regular meeting of July 2, 2013, to consider a recommendation to the City Council to Rezone the properties at 555/570/580 Wall Street to include the Emergency Shelter (ES) overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties (APN: 001-012-(006, 037, and 057)) as a use permitted by right, subject to the City's development standards, in addition to all other existing uses permitted by the underlying zone(s).

**Section 2.** The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the July 2, 2013, meeting.
2. The Rezone exhibit (attached) illustrating that the ES overlay zone applies to the properties at 555/570/580 Wall Street (APN: 001-012-(006, 037, and 057)).
3. The Initial Study and Negative Declaration prepared for the Rezone entitlement.
4. Staff presentation at the public hearing held on July 2, 2013.
5. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.
7. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

**Section 3.** In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

The findings of fact for the Negative Declaration are:

1. The Planning Commission, on the basis of the whole record before it (including the initial study and any comments received) finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the lead agency's independent judgment and analysis.
2. All documents and materials relating to the proceedings for the project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

**Section 4.** In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ hereby recommends adoption of the Negative Declaration and recommends that the City Council approve the Rezone for

the properties at 555/570/580 Wall Street to include the Emergency Shelter (ES) overlay zone. With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties (APN: 001-012-(006, 037, and 057; attached)) as a use permitted by right, subject to the City's development standards, in addition to all other existing uses permitted by the underlying zone(s), as carried by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PASSED AND RECOMMENDED** this 2<sup>nd</sup> day of July, 2013.

\_\_\_\_\_  
Chairman, Planning Commission  
of the City of Auburn, California

ATTEST: \_\_\_\_\_  
Community Development Department

# Wall Street Emergency Shelter Overlay





## CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

EXHIBIT B

### NOTICE OF INTENT NEGATIVE DECLARATION

**Project:** Emergency Shelter Overlay Rezone – Nevada Street (455 Nevada Street)  
Emergency shelter Overlay Rezone – Wall Street (555/570/580 Wall Street)

**File No.:** RE 13-01 (Nevada Street)  
RE 13-02 (Wall Street)

**Applicant:** City of Auburn

**Description of Project:** The City of Auburn is proposing to Rezone two project areas to include the Emergency Shelter (ES) Overlay zone. The Emergency Shelter Overlay Zone is a combining zone that will be applied to all of the properties in the project areas (described above). The ES overlay zone will allow emergency shelters as a use permitted by right, without the necessity of a discretionary use permit. The addition of this use type will be in addition to all other existing used permitted by the underlying zone(s). The Emergency Shelter Overlay zone defines an Emergency Shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less and includes standards as permitted by the California Government Code, including but not limited to, occupancy (maximum of twenty (20) persons), parking, on-site management standards, and facility services (e.g. common area, laundry, showers, storage, and telephones).

**Project Location:** 455 Nevada Street and 555/570/580 Wall Street


**Assessor's Parcel Number:** Nevada Street (038-150-(002, 006, 007) and 038-250-014))  
Wall Street (001-012-(006, 037, and 057))

**Statement:** A review of the information submitted and additional investigation by the Community Development Department indicates that this project WILL NOT have a significant adverse impact on the environment as detailed in the Initial Study.

**Review Period:** 6/13/13-7/2/13

**Public Hearing Date:** The public hearing for this project is tentatively scheduled for review by the Auburn Planning Commission on Tuesday, July 2, 2013 at 6:00 p.m. in the Auburn City Council chambers, 1225 Lincoln Way, Auburn, CA 95603.

**Document Availability:** Copies of the proposed Negative Declaration are available for review at, and comments can be submitted to, the Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.

  
Reviewer: Reg Murray, Senior Planner  
Auburn Community Development Department

6/13/13  
Date



**CITY OF AUBURN  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Initial Study**

**Emergency Shelter Overlay Rezones**

**455 NEVADA STREET  
(File RE 13-01)**

**555/570/580 WALL STREET  
(File RE 13-02)**

**June 13, 2013**

## City of Auburn

### Emergency Shelter Overlay Rezones

455 Nevada Street - File RE 13-01  
555/570/580 Wall Street - File RE 13-02

#### Background:

In 2007, the State enacted Senate Bill 2 (SB 2) which amended California Government Code Section 65583 to require that jurisdictions (i.e. Cities and Counties) plan for and accommodate emergency shelters by right, without the necessity of a discretionary permit. An emergency shelter is generally defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. SB 2 requires that jurisdictions must identify at least one zone district that can accommodate at least one year-round emergency shelter; and, emergency shelters shall be allowed as a permitted use (i.e. jurisdictions cannot require a use permit or other discretionary permit). One acceptable alternative to the selection of a zone district is the ability to designate locations for emergency shelters through the use of an overlay zone.

On Monday, May 13, 2013 the City of Auburn City Council met to consider options for allowing emergency shelters in conformance with SB 2. The Auburn City Council decided to allow emergency shelters through the use of an Emergency Shelter (ES) overlay zone instead of by zone district. The City Council identified two general areas, one on Nevada Street and one on Wall Street, where the ES overlay zone would be applied (noted above). The Nevada Street location includes four parcels while the Wall Street location includes three parcels (described below).

#### Initial Study:

The City of Auburn prepared this Initial Study in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15063 (Initial Study). This initial study assesses the potential environmental impacts associated with the two Rezone proposals noted above that would add the Emergency Shelter (ES) Overlay zone designation to the existing zoning at the two locations described herein.

The ES Overlay zone would add emergency shelters as a use permitted by right (i.e. without the necessity of a discretionary use permit), subject to the requirements of *Sections 159.047 et. seq.* and *159.380 et. seq.* of the Auburn Municipal Code (AMC), in addition to all other existing uses permitted by the underlying zone(s) at each location.

The analysis provided herein is only associated with the addition of the emergency shelter use type associated with the Emergency Shelter Overlay zone; and, is not associated with any specific development request. Any subsequent requests for emergency shelters requiring new construction would necessitate separate entitlements (e.g. Design Review) and would have their own separate environmental review.

**Public Review:**

This Initial Study/Mitigated Negative Declaration will be circulated for a **20-day** public review commencing **June 13, 2013**. Copies of this Initial Study and cited References may be obtained at the City of Auburn Community Development Department at the address noted below. Written comments on this Initial Study/Negative Declaration may also be addressed as noted below:

**Project title:** Emergency Shelter Overlay Rezones (Files RE 13-01; RE 13-02)

**Lead agency name and address:**

City of Auburn Community Development Department  
1225 Lincoln Way, Room 3  
Auburn, CA 95603

**Contact person, phone number, and e-mail:**

Reg Murray, Senior Planner  
1225 Lincoln Way, Room 3  
Auburn, CA 95603  
530-823-4211 x 140  
[rmurray@auburn.ca.gov](mailto:rmurray@auburn.ca.gov)

**Project location(s):**

The Emergency Shelter Overlay Zone is proposed for two locations in the City of Auburn:

*Nevada Street (File RE 13-01):* The Nevada Street site consists of four properties totaling approximately ±35 acres (**Attachments 1 & 3**). The subject properties are generally located at 455 Nevada Street, immediately west of the Signature Theater (APNS: 038-150-(002, 006, 007) and 038-250-014).

*Wall Street (File RE 13-02):* The Wall Street site consists of three parcels totaling approximately ±3.78 acres (**Attachment 2 & 3**). The subject properties are located at 555, 570 and 580 Wall Street, north of the Wall Street/Palm Avenue intersection (APNS: 001-012-(006, 037 and 057)).

**Project sponsor's name and address:**

City of Auburn, Community Development Department  
1225 Lincoln Way, Room 3  
Auburn, CA 95603

**General Plan and Zoning designations – Nevada Street:**

*General Plan Land Use Designations:* The land use designations for the project site include Urban Low Density Residential (ULDR) and Mixed Use (MU). The Urban Low Density

Residential allows single family dwellings and accessory buildings up to a density of four dwelling units per acre. The Mixed Use designation allows for combination of commercial uses and higher density residential uses. Land use designations for the adjacent properties include:

North: Commercial (COMM)  
East: MU  
South: High Density Residential  
West: ULDR

*Zoning Designation:* Three zone districts are applicable to the project area (Attachment 1), including the Single-family Residential (R-1) zone, the Medium Density Multiple-family Residential (R-3) zone, and the Neighborhood Commercial (C-1) zone. The R-1 zone primarily allows for single-family residential uses; the R-3 zone allows for a variety of residential uses including high density multiple family development (e.g. apartments; condominiums); and the C-1 zone allows for a variety of lower intensity commercial uses. Zoning for the adjacent properties include:

North: Placer County – General Commercial w/ design review (C2-Dc)  
East: Central Business District (C-2) commercial  
South: R-3  
West: R-1

*Surrounding Land Uses:* The project site is vacant except for one single family dwelling. Land use on adjacent properties includes:

North: Retail  
East: Autobody shop; transitional housing; vacant commercial; movie theater; and office/commercial center  
South: Palm Terrace apartments  
West: PG&E irrigation bypass; vacant residential

#### **General Plan and Zoning designations – Wall Street:**

*General Plan Land Use Designations:* The General Plan Land Use designation for the subject Wall Street properties is split between Commercial (COMM) and High Density Residential (HDR). The Commercial designation allows for a full range of commercial uses including neighborhood community and regional commercial as well as apartments and rental housing. The High Density Residential allows an array of residential uses up to 15 units per acre. Land use designations for the adjacent properties include:

North: HDR  
East: COMM  
South: COMM  
West: COMM

*Zoning Designation:* Two zone districts apply to the project area (Attachment 2), including the Regional Commercial (C-3) and Multiple-Family (R-3) zone districts. The C-3 zone allows a wide variety of commercial, retail, and office uses; while the R-3 zone allows for a variety of residential uses including high density multiple family development (e.g. apartments; condominiums).

North: R-3  
East: C-1  
South: C-3  
West: C-3

*Surrounding Land Uses:* The 555 Wall Street address contains a vacant auto repair shop, while the properties at 570 and 580 Wall Street are vacant, undeveloped lots.

North: Multiple-family apartments  
East: Multi-family senior apartments; offices  
South: Commercial and office  
West: Commercial

### **Environmental Setting – Nevada Street**

The Nevada Street site is located in the northwestern fringe of the Auburn City limits on Nevada Street, northwest of the intersection with Palm Avenue and State Route 49 (Attachment 1). The four lots comprising the site are largely undeveloped with the exception of one single-family residence at 455 Nevada Street. The site consists of gently rolling topography with a small number of trees and grasses.

*Aesthetics:* Views west of the site consist of a PG&E irrigation pond and vacant residential property within the City Limits, and low-density single-family development in the unincorporated portions of Placer County. A movie theatre (Century Theatre) can be viewed to the east along with an office park and church. There are no scenic vistas in the project vicinity.

*Air Quality:* The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a severe non-attainment area for federal standards for ozone. Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards (CARB 2006).

*Biological Resources:* A biological resources survey has not been prepared for the project, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Cultural Resources:* A cultural resources study has not been prepared for the project, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. Based on prior site disturbance, no significant resources are anticipated on the site.

*Circulation:* The project area has access to Nevada Street, which is a two lane arterial that runs north/south connecting to Hwy 49 to the North and Interstate 80 to the South.

*Geology and Soils:* A geotechnical report has not been prepared for the project site, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. There are no Alquist-Priolo mapped earthquake fault zones within the project area. The Cleveland Hills Fault, located approximately 36 miles northwest of Auburn, is the nearest known active fault.

*Hazards and Hazardous Materials:* A preliminary search of available environmental records on the Placer County Environmental Health web-site indicated that the project site is not listed in any database of hazardous materials sites. Hazardous materials in the vicinity of the project site would include products commonly used for household maintenance and cleaning and those commonly used for construction.

*Hydrology and Water Quality:* No natural waterways occur on the project site. A hydrologic study may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Land Use and Zoning:* The Nevada Street project site has a land use designation of Urban Low Density Residential (ULDR) and Mixed Use Commercial (MU COMM) and is within the Residential, Single Family, minimum 10,000 square foot and Neighborhood Commercial & Medium Density Multiple-Family Residential zoning district.

*Noise:* The site includes one single family residence, and there are no noise generating land uses located within the vicinity of the project area.

*Utilities:* Underground utilities and infrastructure have been constructed in conjunction with existing adjacent development on Nevada Street. These improvements include municipal sanitary sewer lines, PCWA water lines, underground communication lines, and a storm drain system. No curb, gutter and sidewalk have been constructed on the west side of Nevada Street fronting the project site.

### **Environmental Setting – Wall Street**

The Wall Street project area is located on Wall Street just north of the Wall Street/Palm Avenue intersection (*Attachment 2*). The property at 555 Wall Street is developed with an existing automotive service building; the building is not currently occupied. The 570 Wall Street property is an undeveloped commercial lot that is roughly 0.63 acres in size. The front two-thirds of the site is largely open and flat, while the rear of the lot slopes away from Wall Street and is covered with native trees. The property at 580 Wall Street is vacant and undeveloped; the site includes a slope of  $\pm 10\%$  from west to east, and includes several trees. The project area is accessed by Wall Street, a 36-foot wide roadway with existing curb, gutter and sidewalks on both sides of the street.

*Aesthetics:* Views from the Wall Street properties consist of retail, automotive and offices uses adjoining the site to the south, east and west. An apartment complex can be viewed looking north. There are no scenic vistas viewed from the Wall Street properties.

*Air Quality:* The proposed project area is within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is classified as a severe non-attainment area for federal standards for ozone. Placer County is also designated as a serious non-attainment area for State ozone ambient air quality standards and non-attainment for State particulate matter standards (CARB 2006).

*Biological Resources:* A biological resources survey has not been prepared for the Wall Street project area. Development of adjacent properties has not detected biological resources in the vicinity of the project site. Accordingly, it is not anticipated that significant biological resources exist on the two undeveloped properties. A biological resources survey may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Cultural Resources:* A cultural resources study has not been prepared for the project. However, with the exception of the 2 vacant properties, the project area is built out with urban uses. Development of adjacent properties has not detected or unearthed cultural resources in the vicinity of the project site. Accordingly, it is not anticipated that cultural resources exist on the two undeveloped properties. A cultural resources survey may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Circulation:* The site is accessed via Palm Avenue and Wall Street, which are two lane roads with curb, gutter and sidewalk on each side of the roadway. Palm Avenue connects to State Highway 49 (a.k.a. Grass Valley Highway) to the west and Auburn Ravine Road to the east. State Hwy 49 is a 4 lane north/south highway with an intermediate shared turn lane. Auburn Ravine Road is a two lane north/south roadway that connects with Elm Avenue just north of Interstate 80 (I-80).

*Geology and Soils:* A geotechnical report has not been prepared for the project site, but may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project. There are no Alquist-Priolo mapped earthquake fault zones within the project area. The Cleveland Hills Fault, located approximately 36 miles northwest of Auburn, is the nearest known active fault.

*Hazards and Hazardous Materials:* A preliminary search of hazardous materials sites was checked on the Placer County Environmental Health web-site. No hazardous materials sites have been identified. Hazardous materials in the vicinity of the project site would include products commonly used for automotive and industrial/commercial and household maintenance and cleaning and those commonly used for residential and/or commercial construction.

*Hydrology and Water Quality:* No natural waterways occur on the project site. A hydrologic study may be required in conjunction with any necessary design review for a subsequent Emergency Shelter project.

*Land Use and Zoning:* The Wall Street project area has a land use designation of High Density Residential (HDR) and Commercial (COMM); while the zoning designations include the Regional Commercial (C-3) and Multiple-Family (R-3) zone districts. A 31-unit condominium development was approved by the City in July 2006 (File DRP 05-7) for the vacant 2-acre lot at 580 Wall Street; the facility has not been constructed to date and the project entitlements are valid thru July 2015.

*Noise:* Noise in the vicinity of the project site consists of typical noise generated with retail, automotive and office uses. There are no significant noise-generating uses in the project vicinity that may impact the proposed Emergency Shelter Overlay zone. Site specific noise issues may be addressed as part of a subsequent Emergency Shelter project.

*Utilities:* Utilities have been constructed for the project site as a result of development on adjoining properties. These include municipal sanitary sewer lines, PCWA water lines, overhead communication and PG&E lines, and a storm drain system.

## **PROJECT DESCRIPTION:**

The City of Auburn is proposing to Rezone two project areas to include the Emergency Shelter (ES) Overlay zone. The Emergency Shelter Overlay Zone is a combining zone that will be applied to all of the properties in the project areas (described above). The ES overlay zone will allow emergency shelters as a use permitted by right, without the necessity of a discretionary use permit. The addition of this use type will be in addition to all other existing used permitted by the underlying zone(s).

The Emergency Shelter Overlay zone defines an Emergency Shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less and includes standards as permitted by the California Government Code, including but not limited to:

1. Occupancy – maximum of twenty (20) persons;
2. Parking – one space per staff and one spacer per ten residents
3. On-site management standards
4. Facilities services including common area, laundry, showers, storage, and telephones

## **Entitlements:**

The following project entitlements will be considered by the Auburn City Council upon recommendation by the Auburn Planning Commission:

1. **Rezone (File RE 13-01) – 455 Nevada Street.** A Rezone request that would apply the Emergency Shelter (ES) overlay zone to the properties at 455 Nevada Street (APNs: 038-150-(002, 006, 007) and 038-250-014). With the ES overlay zone, permanent

emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

2. **Rezone (File RE 13-02) – 555/570/580 Wall Street.** A Rezone request that would apply the Emergency Shelter (ES) overlay zone to the properties at 555, 570, and 580 Wall Street (APNs: 001-012-(006, 037, and 057)). With the ES overlay zone, permanent emergency shelters for the homeless would be allowed on the subject properties as a use permitted by right, subject to development standards, in addition to all other existing uses permitted by the underlying zone(s).

**Regulatory Setting:**

No Responsible and/or Trustee Agency permits are required.

**Required Agency Approvals:**

*City of Auburn Planning Commission* – Review and provide recommendations to the Auburn City Council for the Emergency Shelter overlay Rezone entitlements at 455 Nevada Street and 555/570/580 Wall Street.

*City of Auburn City Council* –

- Rezone (File RE 13-01) – Approval of Emergency Shelter overlay zone at 455 Nevada Street.
- Rezone (File RE 13-02) – Approval of Emergency Shelter overlay zone at 555/570/580 Wall Street.

## Initial Study

### Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except “NO Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to a project like the one involved (e.g. the project falls outside a fault rupture zone). A “NO Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) **“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
- 4) **“Potentially Significant Unless Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) **“Less-Than-significant Impact:”** Any impact that is expected to occur with implementation of the project, but to a less than significant level because it would not violate existing standards.
- 6) **“No Impact:”** The project would not have an impact to the environment.
- 7) Earlier analyses may be used where, pursuant to Tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration.
- 8) Lead agencies are encouraged to incorporate into the checklist reference to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils           |
| <input type="checkbox"/> Greenhouse Gases                   | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning Housing          | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation              |
| <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> None         |
| <input type="checkbox"/> Mandatory Findings of Significance |  |  |

**DETERMINATION:** (To be completed by the Lead Agency) On the basis of this initial evaluation:

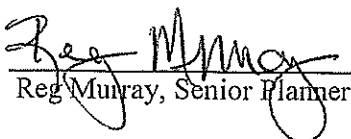
☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

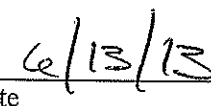
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Reg Murray, Senior Planner

  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

### I. AESTHETICS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a)-c) No scenic vistas are located in either of the Nevada Street or Wall Street project areas. The proposed zoning to add the emergency shelter use type would result in no adverse changes to any scenic vistas at either project area. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Neither project site is within the view shed of any state-designated scenic highway.
- d) The Rezone for the Emergency Shelter overlay zone will not introduce any new light sources to either project area. Light sources for emergency shelters will be consistent with the other use types currently allowed at each site and will be required to comply with the City's lighting standards. In the future, any proposed development will be reviewed against the City's standards and may have conditions of approval requiring that light fixtures be designed to reduce light and glare on adjacent properties and include glare screens when appropriate.

### Mitigation Measures

No mitigation measures are necessary.

## II. AGRICULTURE RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a)-e) Both project areas include land zoned for commercial and residential uses. No agricultural or timberland activities currently occur on site or in the project vicinity. No land designated by the state of California as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on either project site. Neither site is under a Williamson Act contract.				

### Mitigation Measures

No mitigation measures are necessary.

### III. AIR QUALITY –

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is located in the Sacramento Valley Air Basin, and under the jurisdiction of the Placer County Air Pollution Control District. The region is in non-attainment for state and federal ozone standards, the federal particulate matter (PM2.5) standard, and the state particulate matter (PM10) standard, but meets all other state and federal air quality standards.

- a)-e) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. The emergency shelter use type is consistent with other existing use types in the existing zones applicable to the project sites; and, the use type does not result in any specific significant impacts to air quality. Air quality impacts, along with associated mitigation measures, associated with potential new development in the future will be evaluated and addressed at the time of the proposed development.

### Mitigation Measures

No mitigation measures are necessary.

#### IV. BIOLOGICAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-f) No candidate, sensitive, or special status species are known to exist on either project site. Neither project area has any riparian habitat or other sensitive natural communities, including protected wetlands. Addition of the emergency shelter use type to the list of permitted uses in both project areas will not affect any biological resources, nor conflict with local policies or ordinances protecting biological resources or any habitat conservation plans. Neither project will affect the movement of wildlife species. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.				

#### Mitigation Measures

No mitigation measures are necessary.

## V. CULTURAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not have the potential to affect the significance of any historic or archaeological resource. The proposals will not destroy paleontological or geologic resources or disturb human remains. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.				

### Mitigation Measures

No mitigation measures are necessary.

## VI. GEOLOGY AND SOILS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in the Building Code, creating substantial risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not expose persons to potential geologic-related hazards. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.
- e) Sanitary sewer service is available to both projects areas; therefore, there are no potential impacts associated with septic systems.

### Mitigation Measures

No mitigation measures are necessary.

### VII. GREENHOUSE GASES –

Would the project:

- |   | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact  | No Impact                |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Generate Greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.                         | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases. | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- a-b) The proposed project is not anticipated to generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment.

### Mitigation Measures

No mitigation measures are necessary.

## VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Auburn City Fire Department responds to all calls for emergency services within City limits that include, but are not limited to: fires, emergency medical incidents, hazardous materials incidents, public assists, traffic and vehicle accidents and other situations. The City's fire station on Sacramento Street is located  $\pm 1.25$  miles from both project areas on Sacramento Street and is staffed 24 hours a day. The City also has mutual aid agreements with adjacent fire service districts.

- a-b) An emergency shelter will not use, transport, store, or dispose of hazardous materials beyond those typical used in association with landscape, maintenance and household cleaning purposes. The materials would not pose a hazard to residents or the public.

- c) No school is located within one-quarter mile of the project site; therefore, no impact related to project proximity to schools would result.
- d) The Placer County Department of Environmental Health website does not identify the use of hazardous materials at either project area.
- e-f) The project area is not within an airport land use plan and is not within two miles of any airport, and would therefore have no impact on the safety of people residing or working in the project area due to proximity to an airport
- g) The proposed project would not adversely affect implementation of the City's emergency response plan and would not require update of the CAD emergency response system currently in use by the City.
- h) Neither project area is located in, or adjacent to, a wild lands area. As noted above, fire service is provided by the City of Auburn with mutual aid from adjacent fire districts.

### Mitigation Measures

No mitigation measures are necessary.

### IX. HYDROLOGY AND WATER QUALITY –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## IX. HYDROLOGY AND WATER QUALITY –

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The City of Auburn receives an average of 34 inches of rainfall annually. Rainfall can vary substantially from year to year. At the Auburn recording station, annual precipitation has varied from 14 to 65 inches over the past 50 years. Rainfall is concentrated during winter months with almost 90 percent of annual precipitation typically occurring between November and April (*Placer County 2005*). Site soils fall into Hydrologic Soils Group D, which are soils characterized as having a slow infiltration rate, and thereby a high runoff potential (*Soil Survey of Placer County, California 1980*).

- a-f) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types does not expose persons to potential geologic-related hazards. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Potential impacts associated with any future development, along with associated mitigation measures, will be evaluated and addressed at the time of the proposed development.
- g-i) Both project areas are located in Flood Zone X (areas determined to be outside the 500-year flood plain) according to the Flood Insurance Rate Map for the County of Placer, Map No. 06061C0426 F dated June 8, 1998. The project areas are not within any mapped flood hazard area and would have no impact on exposure of people or structures to a significant risk of loss, injury or death involving flooding.
- j) The project area is not located within an area subject to inundation by seiche, tsunami, or mudflow; therefore, there are no impacts.

### Mitigation Measures

No mitigation measures are necessary.

## X. LAND USE AND PLANNING —

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The addition of the zoning overlay on each of the two project areas will not physically divide an established community. No impacts would result from project implementation.				
b) The Rezone of both project areas to include the Emergency Shelter overlay zone is consistent with the City's adopted Housing Element and in accordance with Housing Element law. Subsequent development of the Wall or Nevada Street sites will be in accordance with the City of Auburn Zoning Ordinance and related development standards.				
c) There are no habitat conservation plans or natural community conservation plans for either project area.				

## Mitigation Measures

No mitigation measures are necessary.

## XI. MINERAL RESOURCES —

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a-b) Although gold deposits are known to remain in the foothills area, no known mineral resources of value to the region or residents of the state are known to exist within the boundaries of the proposed project area. No known mine sites are or have historically been located on the subject properties. The proposed project would not result in the loss of availability of any known mineral resource.

## Mitigation Measures

No mitigation measures are necessary.

## XII. NOISE—

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-d) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types will not expose persons to potential noise-related hazards. It is anticipated that noise levels generated by the proposed project would not exceed standards established in the City of Auburn General Plan and would be consistent with, and compatible to, uses adjacent to the site. Proposed development in the future will be reviewed and evaluated to determine project specific impacts and associated mitigation measures.				
e-f) The proposed project is not located within an airport land use plan or within two miles of any public airport or private airstrip.				

### Mitigation Measures

No mitigation measures are necessary.

### XIII. POPULATION AND HOUSING –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will bring the City's Housing Element into compliance with Housing Element law and will make it easier to provide housing for the homeless population in the City of Auburn.

- a) An emergency shelter in either, or both, of the project areas will not induce population growth. Any shelters provided as a result of the Emergency Shelter overlay zone would serve the existing needs of the homeless community.
- b-c) Other than one single-family home on the Nevada Street site, and a vacant automotive service building on the Wall Street site, the remaining lots in both project areas remain undeveloped. As such, any potential emergency shelter resulting from the Emergency Shelter overlay zone would not displace substantial numbers of people or housing.

### Mitigation Measures

No mitigation measures are necessary.

### XIV. PUBLIC SERVICES –

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically

#### XIV. PUBLIC SERVICES —

altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Fire Protection:* Fire service for the project areas is provided by the Auburn City Fire Department. Auburn Fire also has mutual aid agreements with other fire protection agencies to aid in emergency response, including the California Department of Forestry & Fire Protection (Cal Fire), the Newcastle Fire Protection District, and Placer County Fire.

*Police Protection:* The project area is within the jurisdiction of the City of Auburn Police Department. The existing police department facility was planned to accommodate the law enforcement needs of population growth within the project area (General Plan Environmental Impact Report 1993). Additional law enforcement assistance is provided within the area by the Placer County Sheriff's Department and the California Highway Patrol.

*Schools:* The proposed project lies within the Auburn Union Elementary and Placer Union High School District. Children residing in the project vicinity attend Skyridge Elementary School, E.V. Cain Middle School or Placer High School, according to their age group.

*Parks:* Park facilities within City limits are maintained by the Auburn Recreation District. The Auburn State Recreation Area is located outside the City limits approximately one mile east of the project areas.

*Other Public Facilities:* Operation of an emergency shelter will not substantially impact other public facilities (libraries; roads).

- a) Addition of the emergency shelter use type to the list of permitted use types will not impact public services. Emergency shelters are consistent with other existing use types currently allowed in the project areas, therefore, shelters would not create any new impacts. Any new development to provide an emergency shelter will pay all appropriate impact fees at the time of permit issuance.

## Mitigation Measures

No mitigation measures are necessary.

### XV. RECREATION –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might, have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) Due to the limited size of, and population at, an emergency shelter, the operation and/or construction of an emergency shelter will not substantially affect recreational facilities and will not generate the need for additional park facilities.

## Mitigation Measures

No mitigation measures are necessary.

### XVI. TRANSPORTATION/TRAFFIC –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVI. TRANSPORTATION/TRAFFIC –

(e.g., farm equipment)?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-g) Many of the occupants using an emergency shelter lack their own transportation, and staffing is minimal. Both project sites are on a bus transit route and are within walking distance of areas with commercial services. No impacts to transportation and/or traffic are anticipated with the proposed project.				

### Mitigation Measures

No mitigation measures are necessary.

## XVII. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVII. UTILITIES AND SERVICE SYSTEMS –

accommodate the project's solid waste disposal needs?

- |  | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No Impact                           |
|--|--------------------------------------|---|------------------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| a-e) The project adds the emergency shelter use type to the current list of commercial and residential uses at both project locations. Addition of the emergency shelter use type to the list of permitted use types will not impact utility services. Due to the limited size of, and population at, an emergency shelter, the operation and/or construction of an emergency shelter will not substantially affect utility services. No new sewer, water, or stormwater facilities will be necessary to support an emergency shelter. No impact will occur. |                                      |   |                                    |                                     |
| f-g) Solid waste within the project area is collected by Auburn-Placer Disposal Service (APDS), a licensed private disposal company. Solid waste is transported to the company's transfer station located on Shale Ridge Road and then to the Placer County Western Regional Landfill. No impacts will occur.  |                                      |   |                                    |                                     |

## Mitigation Measures

No mitigation measures are necessary.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- |  | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact  | No Impact                           |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- |   | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact  | No Impact                |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a)-c) The analysis presented herein indicates that the proposal to add the Emergency Shelter overlay zone to the two project areas at 455 Nevada Street and 555/570/580 Wall Street will not have a significant effect on the environment. Accordingly, a Negative Declaration can be prepared for the project. |                                      |   |                                     |                          |

## REFERENCES

City of Auburn. *City of Auburn General Plan*. November 1993.  
 City of Auburn. *The City of Auburn General Plan Environmental Impact Report*. November 1993.  
 City of Auburn. *City of Auburn Municipal Code*. 28 March 2005.

## ATTACHMENTS

**Attachment 1** – Nevada Street Vicinity & Zoning Maps  
**Attachment 2** – Wall Street Vicinity & Zoning Maps  
**Attachment 3** – Wall & Nevada Street Aerial Photographs

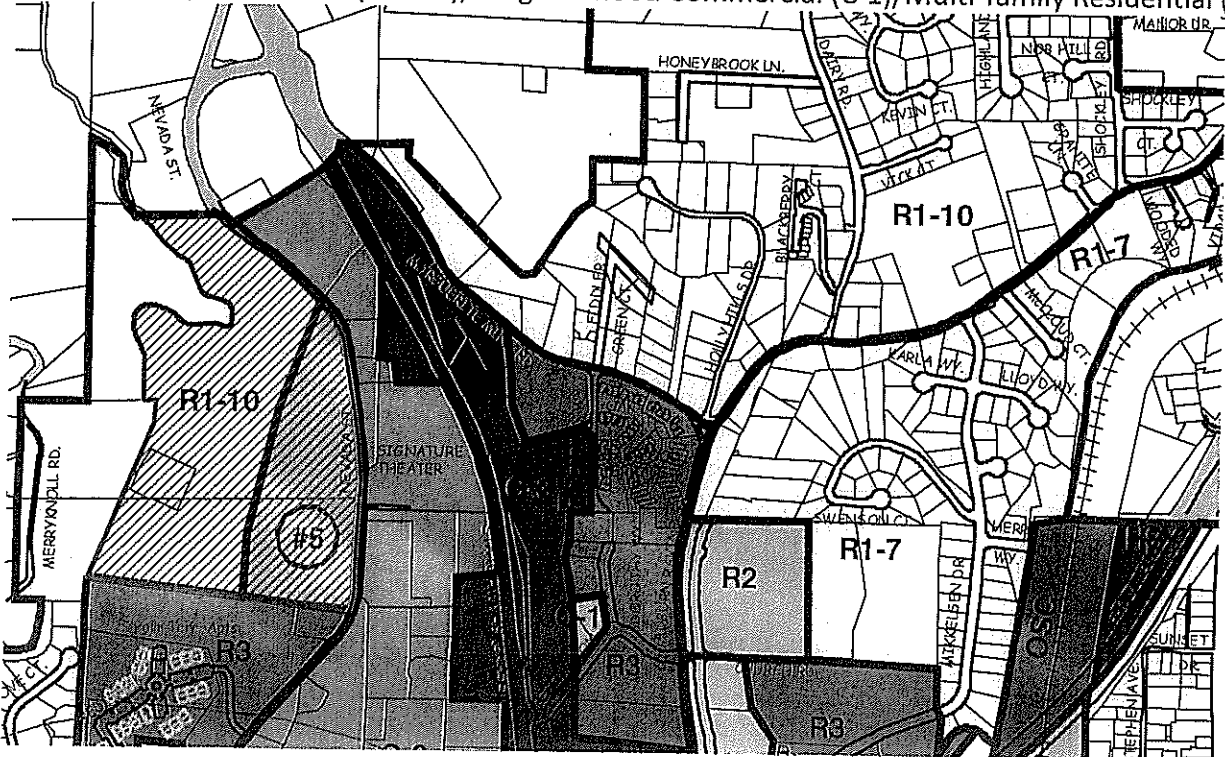
# EMERGENCY SHELTER OVERLAY ZONE NEVADA STREET

Site Location Map

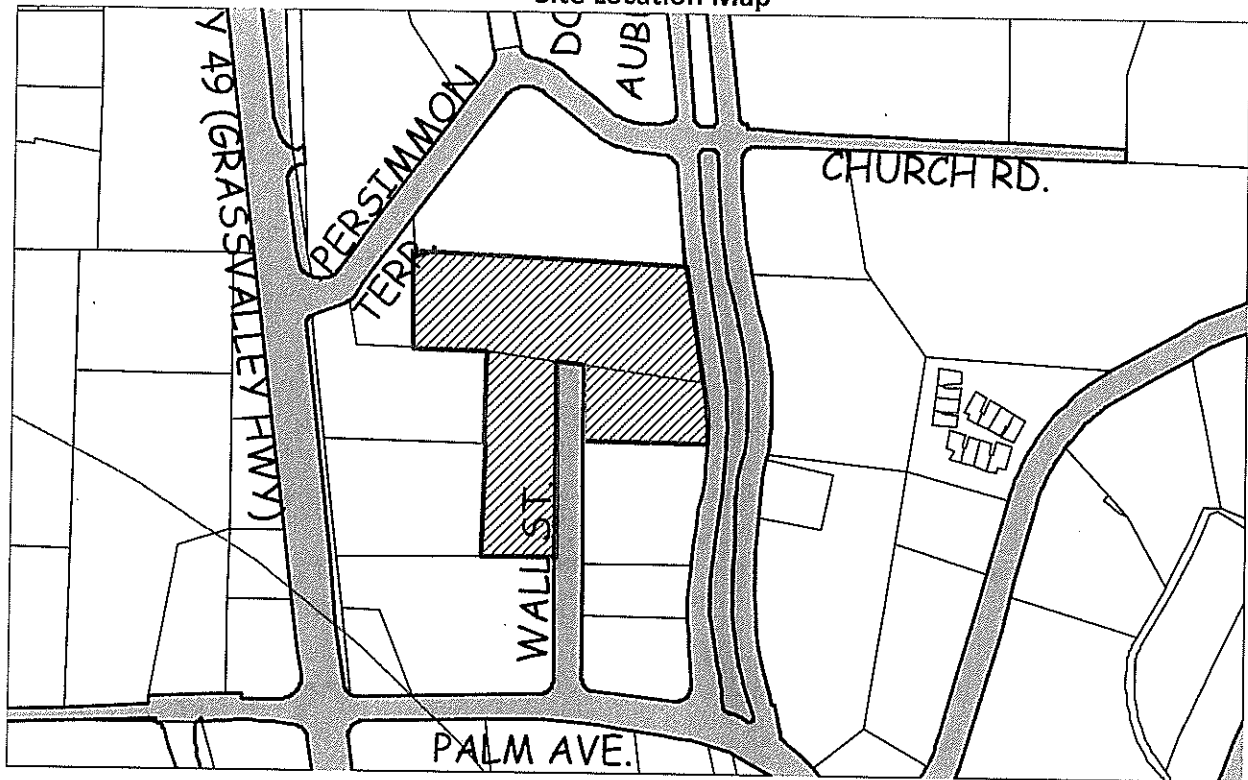


Existing Zoning:

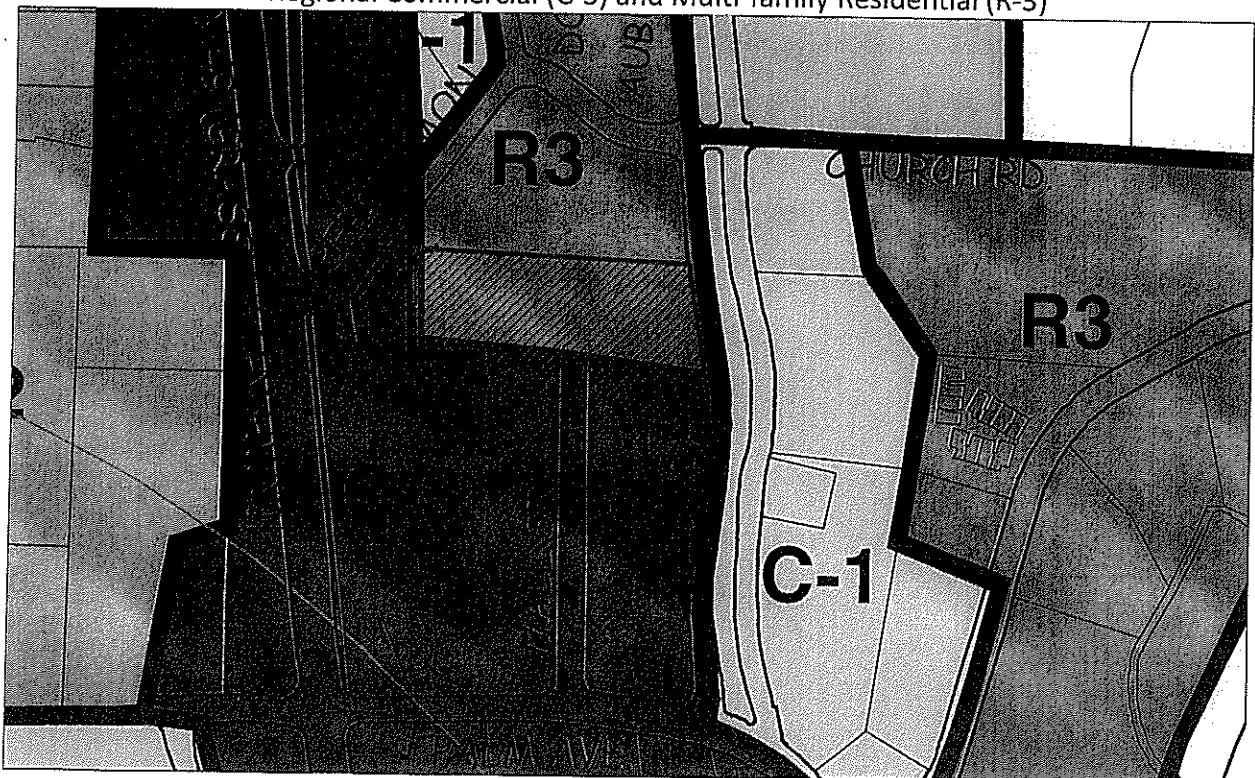
Single-family Residential (R-1-10); Neighborhood Commercial (C-1)/Multi-family Residential (R-3)



### Site Location Map

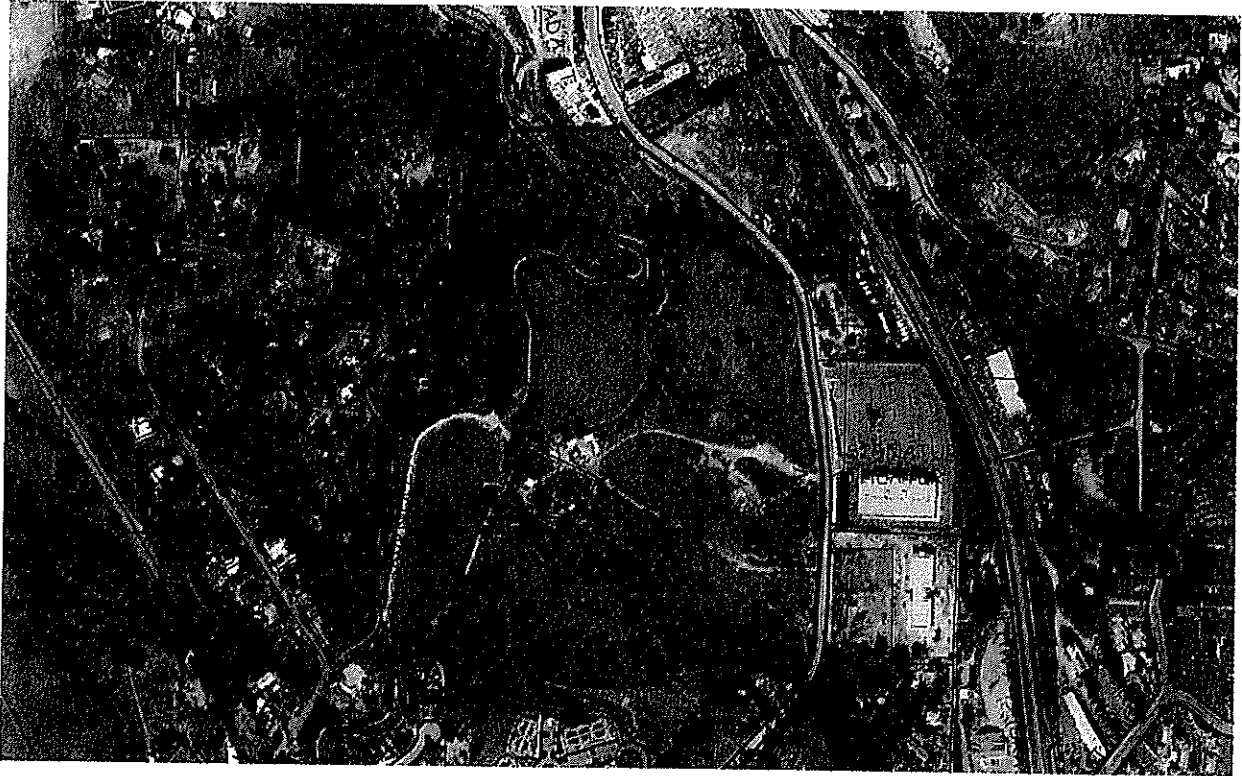


Regional Commercial (C-3) and Multi-family Residential (R-3)



## EMERGENCY SHELTER OVERLAY ZONE SITES

### NEVADA STREET



### WALL STREET

